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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(N)(1)(B)

Resolution No. R-752-08

Subject: Historic Preservation Ad Valorem Tax Exemption for 1400 South Greenway Drive, Coral Gables

Recommendation

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 1400 South Greenway Drive, Coral Gables, Florida.

Scope

Impact of the agenda item is countywide and does not have a separate impact upon one or more commission districts.

Fiscal Impact/Funding Source

Annual taxes to be foregone if this Historic Preservation Exemption application is granted is estimated at $1628.00 (see attached "Revenue Implications Report").

Track Record/Monitor

County Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are maintained for the duration of the tax abatement.

Background

In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation by removing from the assessment the incremental value added by the authorized improvements. This exemption does not apply to assessed land value, only to the value of the "improvements." This exemption applies only to Miami-Dade County's portion of the taxes. Under the rules set forth by the Florida Department of State, Division of Historical Resources, certain criteria must be met for a tax exemption to be allowed:

1. Certification that the property is a historic property.

2. Certification that the property qualifies for the improvement.

3. Determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. Failure by the owners to adhere to these standards would result in revocation of the exemption. The following property has met the criteria established for the Ad Valorem Tax Exemption:

1. The property located at 1400 South Greenway Drive, Coral Gables, Florida, meets the criteria set forth by the State of Florida. The City of Coral Gables Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. 1400 South Greenway Drive is a historically contributing property within the Country Club of Coral Gables Historic District. The area was designated a local historic district by the Coral Gables Historic Preservation Board in 1988. The district is known for some of the finest homes within the city belonging to original residents who played an influential role within the City and County. 1400 Soputh Greenway was designed by architect Dudley St. Clair Donnelly,in 1927. The house underwent an alteration by noted architect Phineas Paist in 1929. The improvement project involved restoration and rehabilitation work to the historic structure as well as new construction.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $1628.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 1, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(B)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)(B)
7-1-08

RESOLUTION NO. **R-752-08**

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 1400 SOUTH GREENWAY DRIVE, CORAL GABLES, FLORIDA PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 1400 South Greenway Drive, Coral Gables, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 1400 South Greenway Drive, Coral Gables, Florida is a designated municipal historic landmark and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to Rodney Allen Hildebrant as the owner of 1400 South Greenway Drive, Coral Gables, Florida. The owner shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor or his designee is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Carlos A. Gimenez** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**absent**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

5

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas W. Logue

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 1 – PRECONSTRUCTION APPLICATION

Instructions: Read the attached instructions carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: _____

Property Address: 1400 S. Greenway Drive, Coral Gables, FL.

Folio Number: 4107060670 Plat book: 8 Page Number: 13

Legal Description (attach additional sheets if necessary):
(Lot, Block, Subdivision and Section)

Lots 1, 2 and 3, Block 13, Coral Gables Section "E"

* **Attach Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1st Street, Suite 710, Miami, Florida (305) 375-1212**

☐ Designated as a local historic landmark

☑ Designated as a contributing structure within a local district

☐ Listed in the National Register of Historic Places
- ☐ Individual listing
- ☐ Contributing structure in a district

(Attach the local historic designation report or the National Register Nomination)

II. OWNER INFORMATION

Name of individual(s) or organization owning the property:

Rodney Allen Hilderbrant

Mailing Address: 1400 S. Greenway Dr.

City: Coral Gables State: FL Zip: 33134

Daytime Telephone Number: 305.445.5330

Contact Person: _____

E-mail: _____ Fax: _____ Other: _____

If property is in multiple ownership please attach a list of all owners and their mailing addresses.

7

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information

Date of Construction: 1927 - Dudley St. Clair

Alterations: Provide date and description of physical alterations to the property. (for example, "casement windows replaced with jalousie type, approximately 1974")

1929 - Arch. Donnelly; Phineas Paist

Additions: Provide date and description of any additions which may have been made. (For example, "east bedroom-rear added, 1974")

Rear wing interior renovation - App. 1993

B. Exterior

Exterior construction Materials:

Type of Roof

☐ Hip ☒ Gable ☐ Flat ☒ Parapet ☐ Other _____

Material

☐ Shingle
- ☐ wood
- ☐ asphalt
- ☐ slate
- ☐ concrete

☒ Tile
- ☐ clay barrel
- ☐ s-type

☐ Metal
- ☐ copper
- ☐ tin
- ☐ aluminum

☐ Other _____

Number of Stories: 2

Basic Floor Plan:

☐ Rectangle ☐ Square ☐ "L"-shaped ☒ "H"-shaped ☐ "U"-shaped
☐ Irregular ☐ Other

Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

two First Floor Exterior Courtyards
Exterior Loggia At 3 sides of Second Floor.

8

C. **Interior**
Distinguishing features (e.g.: decorative molding-dining room; limestone fireplace-living room; etc.)

Antique terracotta tile floors.
Antiqued, distressed decorative plaster wall paneling in Den
Exterior interior Crown Moldings.
Cast Stone fireplaces in Dining Room and Den.

D. **Auxiliary Structures**
Describe the present appearance of any auxiliary structures on the property (e.g., out buildings; detached garages; walls; etc.)

NONE

IV **DESCRIPTION OF PROPOSED IMPROVEMENTS**
All improvements to historic properties will be evaluated for their consistency with the current Secretary of Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgements and will be returned if incomplete and or for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property which describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3 ½" x 5".

Use of the building before the improvements: Single Family Residence

Use of the building after the improvements: SAME

Estimated project start date: 9·1·00

Estimated project completion date: 3·1·00

Estimated value of improvements/restoration: $150,000.00

Type of work proposed:
☒ Addition ☐ Alteration ☒ Upgrade ☐ Restoration ☐ Rehabilitation

9

A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal elevation affect. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

Feature 1

Elevation (e.g., north; south; east; west. Please specify principal facade):

North Facade, Location of Address, principal Facade

Photo number: #1

Plan Number: AH 501 / A501

Describe work:

Remove portion of property wall @ west side of driveway and Reconstruct further to the west. New wall to match exist.

Feature 2

Elevation (e.g., north; south; east; west. Please specify principal facade):

North East

Photo number: No 2

Plan Number: AH500-501 / A500-501

Describe work:

No work this Area

Feature 3

Elevation (e.g., north; south; east; west. Please specify principal facade):

South

Photo number: No. 3

Plan Number: AH 500 / A500 & 502

Describe work:

Remove windows located Below 2nd story Pavillion and window to the west. Remove adjacent wall areas for new French Doors.
Remove Door @ west end of elevation.
Remove wall section Between two western doors.
New addition is in this Area

10

B. ~~Interior~~ EXTERIOR Architectural Features

Feature 1
~~Room~~: ELEVATION 4 — SOUTH WEST

Photo number: No 4

Plan Number: AH 500 / A500

Describe work:

Remove existing utility enclosure and associated flue.

Feature 1
~~Room~~: Courtyard - EAST

Photo number: No. 5

Plan Number: AH 300

Describe work:

NONE

Feature 1
Room: Courtyard - West

Photo number: No. 6

Plan Number: AH 300

Describe work:

NONE

☒ **Landscape Features**
Landscape plan e.g., trees and shrubbery, plans, walls, fountains, etc.

Fountains in Both Courtyards and 2 Garden fountains
Extensive tropical landscaping on North and East Sides.

11

Photo #1

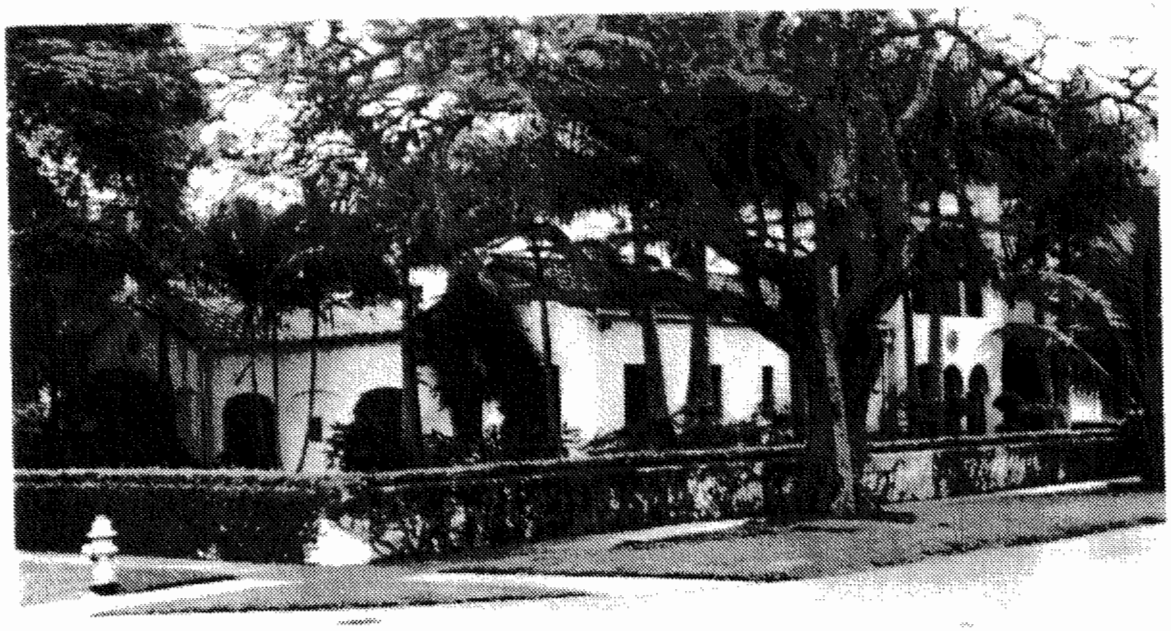


Photo #2

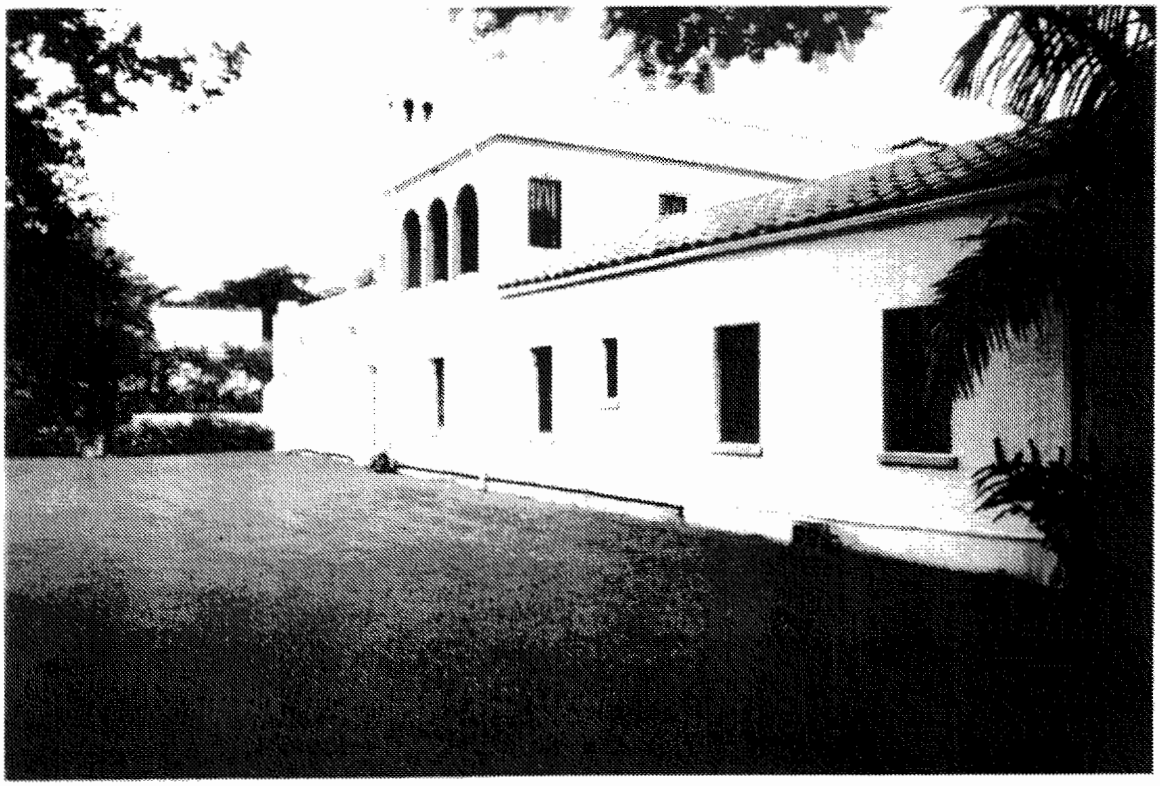


Photo #3

Photo #4

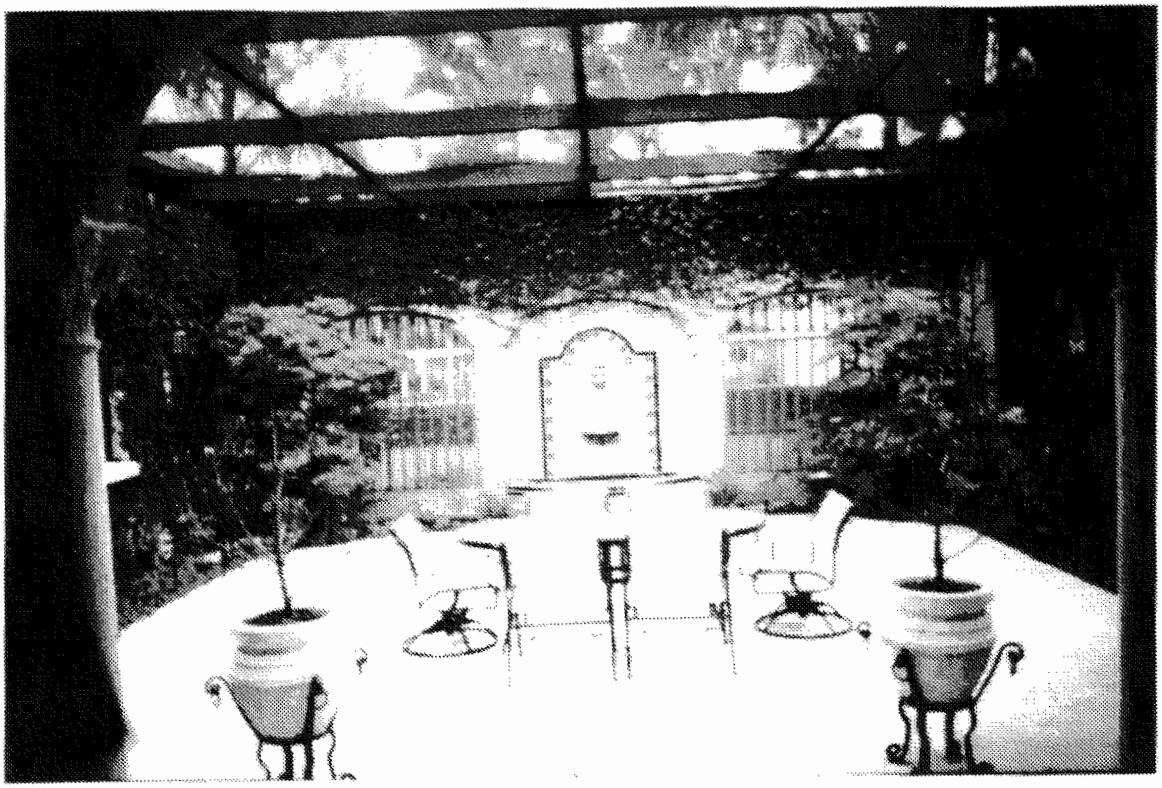
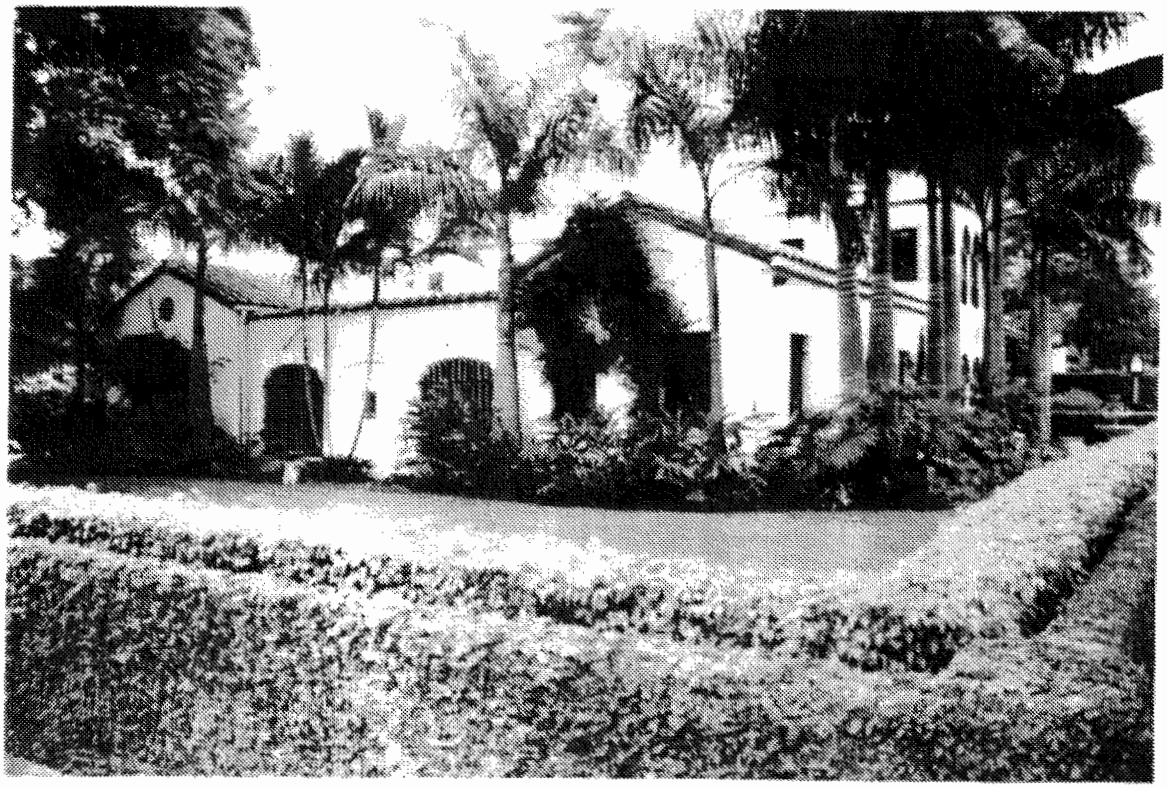
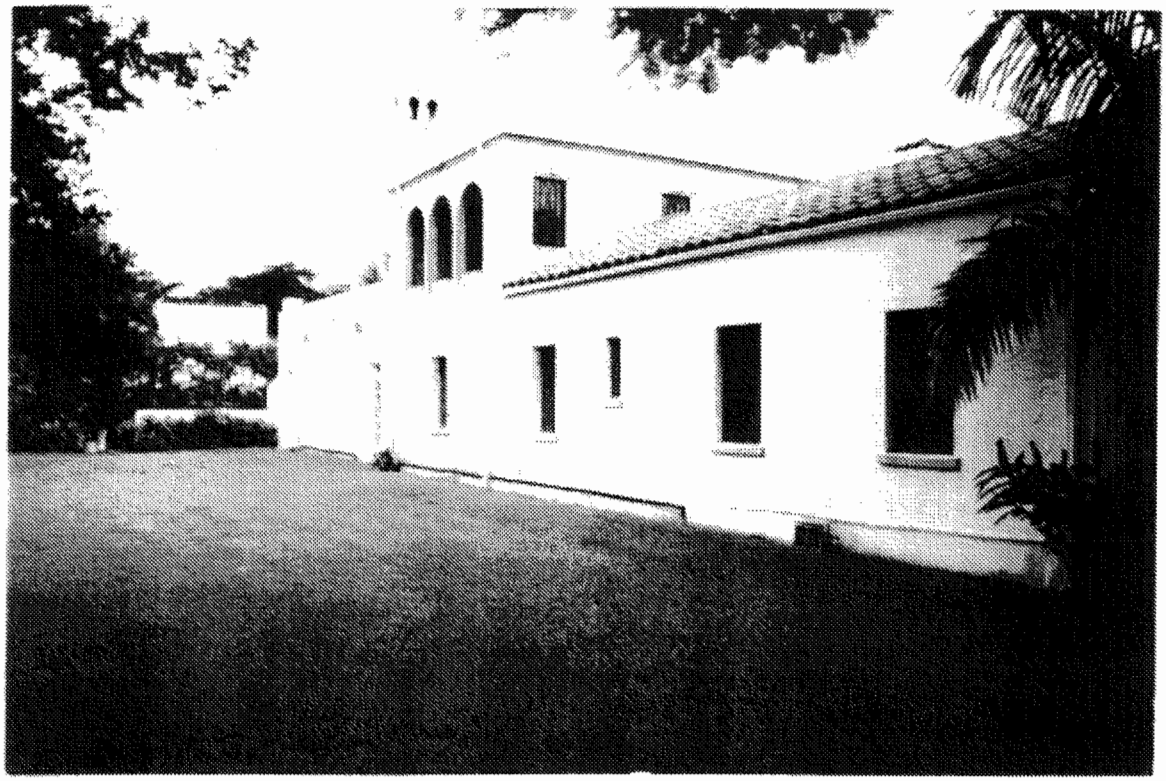
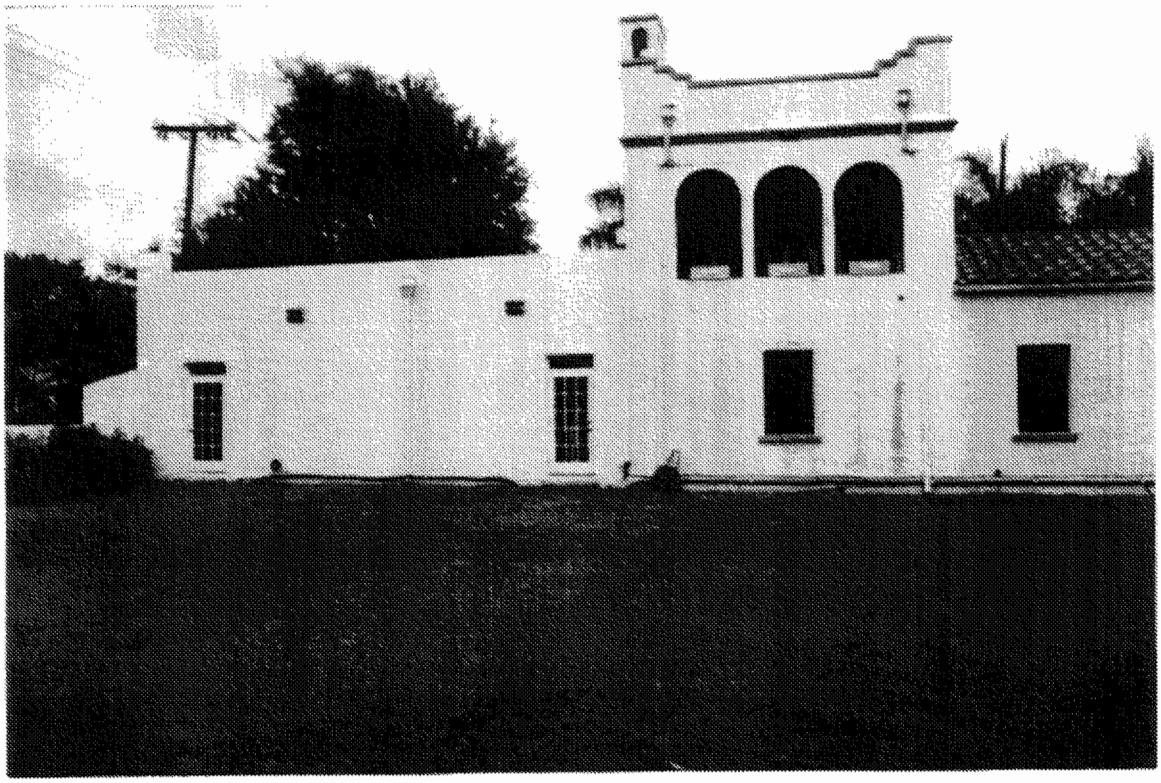


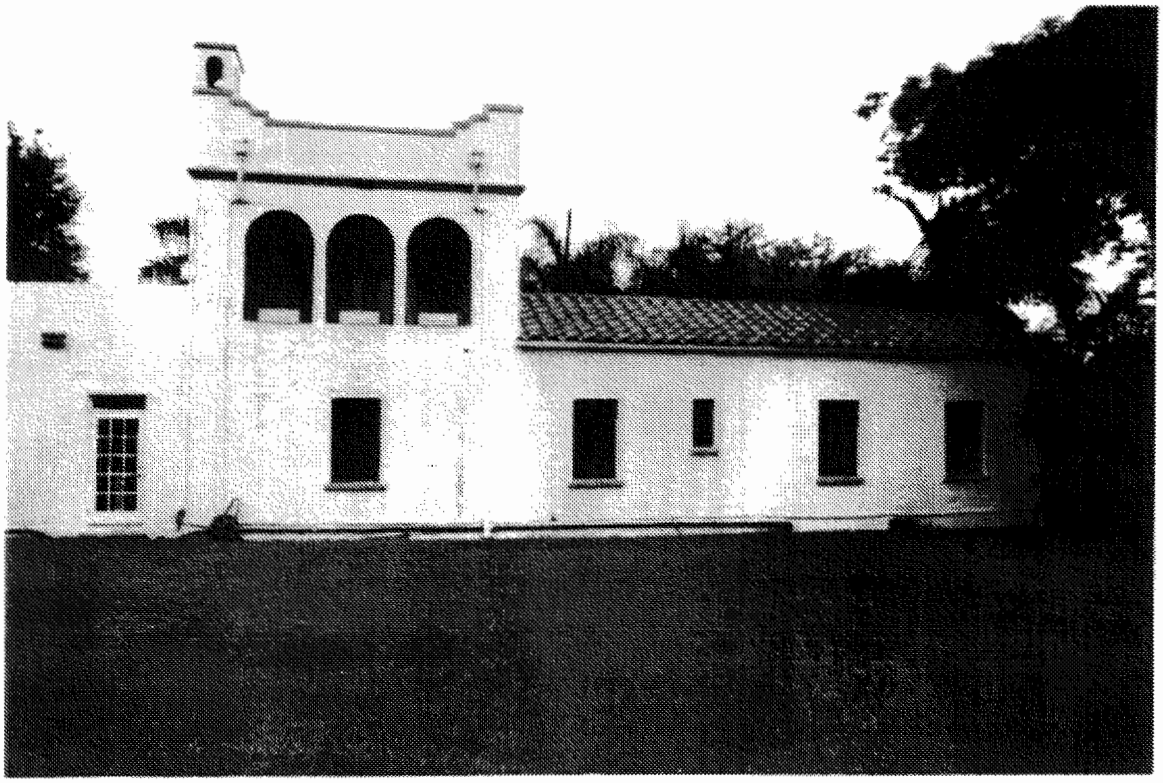
Photo #5

Photo #6









3/24

PRECONSTRUCTION APPLICATION REVIEW
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 4107016 1670

Street Address 1400 S. Greenway Drive, Coral Gables Fl. 33134

The Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property **qualifies** as a historic property consistent with the provisions of s. 196.1997 (11), F. S.

☐ Certifies that the above referenced property **does not qualify** as a historic property consistent with the provisions of s. 196.1997 (11), F. S.

☐ Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F. A. C.

☐ Determines that improvements to the above referenced property **are not consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1A-38, F. A. C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

COA (SP) 2000-13 staff report

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone Chin

Typed or printed name: Simone Chin

Title Historic Preservation Specialist

Date

RECEIVED
AUG 24 2006
Miami Dade County
Office of Historic Preservation

18

COA(SP)-2000-13
AV 2000-04

Hildebrant/Herrera Residence - Addition

1400 South Greenway Drive, Coral Gables, Florida

HP / BOA SUBMITTAL

JULY 14, 2000

F. MICHAEL STEFFENS P.A.
ARCHITECT
AA - 0002904

700 ANASTASIA AVENUE
CORAL GABLES, FL
[illegible]

TEL: 305.445.5524
FAX: 305.445.2840
E-mail: [illegible]@aol.com

Structural Engineer:

M-E-P Engineer:

List of Drawings:

A000	Cover
AH300	Site Plan - Existing Conditions
AH301	First Floor Plan - Existing Conditions
AH302	Second Floor Plan - Existing Conditions
AH500	Building Elevations - Existing
AH501	Building Elevations - Existing
A100	Demo/Floor Plan
A300	Site Plan / First Floor Plan
A301	Enlarged Floor Plan
A500	Exterior Elevations
A501	Exterior Elevations
A502	Exterior Elevations

Symbols

[illegible]

Abbreviations

[illegible]	AIR CONDITIONING	[illegible]	[illegible]	[illegible]	[illegible]
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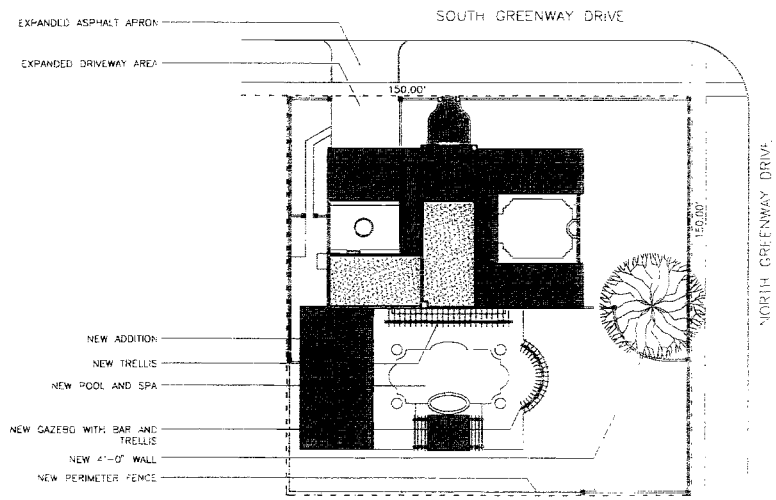
CEM	CEMENT	[illegible]	HEIGHT	[illegible]	[illegible]
CT	CERAMIC TILE	[illegible]	HIGH POINT	SC	SQUARE
CLG	CEILING	INSUL	INSULATION	S.S	STAINLESS STEEL
CLO	CLOSET	INV	INVERT	SCHV	CHEVRON
C.O	CLEAN OUT	JT	JOINT	STL	STEEL
COL	COLUMN	KIT	KITCHEN	STOR	STORAGE
CONC	CONCRETE	LAV	LAVATORY	SUSP	SUSPENDED
CONT	CONTINUOUS	L.F	LINEAR FEET	SYM	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	LT	LIGHT	SPRC	SOUTH FLA BUILDING CODE
DET	DETAIL	MAX	MAXIMUM	STRUCT	STRUCTURAL
DIA	DIAMETER	MECH	MECHANICAL	T	TREAD
DN	DOWN	MET	METAL	TEL	TELEPHONE
DR	DOOR	MIN	MANHOLE	TEMP	TEMPERED
DWR	DRAWER	MIN	MINIMUM	TYP	TYPICAL
DWG	DRAWING	MISC	MISCELLANEOUS	U.C	UNDER COUNTER
EXP JT	EXPANSION JOINT	M.O	MASONRY OPENING	VERT	VERTICAL
ELEC	ELECTRICAL	N.I.C	NOT IN CONTRACT	VEST	VESTIBULE
EL	ELEVATION	NO.OR #	NUMBER	VWC	VINYL WALL COVERING
ELEV	ELEVATOR	NOM	NOMINAL	VT	VINYL TILE
EQ	EQUAL	N.T.S	NOT TO SCALE	W/	WITH
EQUIP	EQUIPMENT	O.C	ON CENTER	W.C	WATER CLOSET
E.W.C	ELECTRIC WATER COOLER	O.D	OUTSIDE DIAMETER	WD	WOOD
EXIST	EXISTING	OPNG	OPENING	W/O	WITHOUT
EXT	EXTERIOR	PLLAM	PLASTIC LAMINATE	WP	WATERPROOF
F.D	FLOOR DRAIN	PLYWD	PLYWOOD	WT	WEIGHT
FFE	FINISH FLOOR ELEVATION	POB	POINT OF BEGINNING		

Site Plan

1"=20'-0"



Data

Zoning Classification: CG

Setbacks: Building
Front (N. Greenway): 25'-0"
Front (S. Greenway): 25'-0"
Rear: 5'-0"

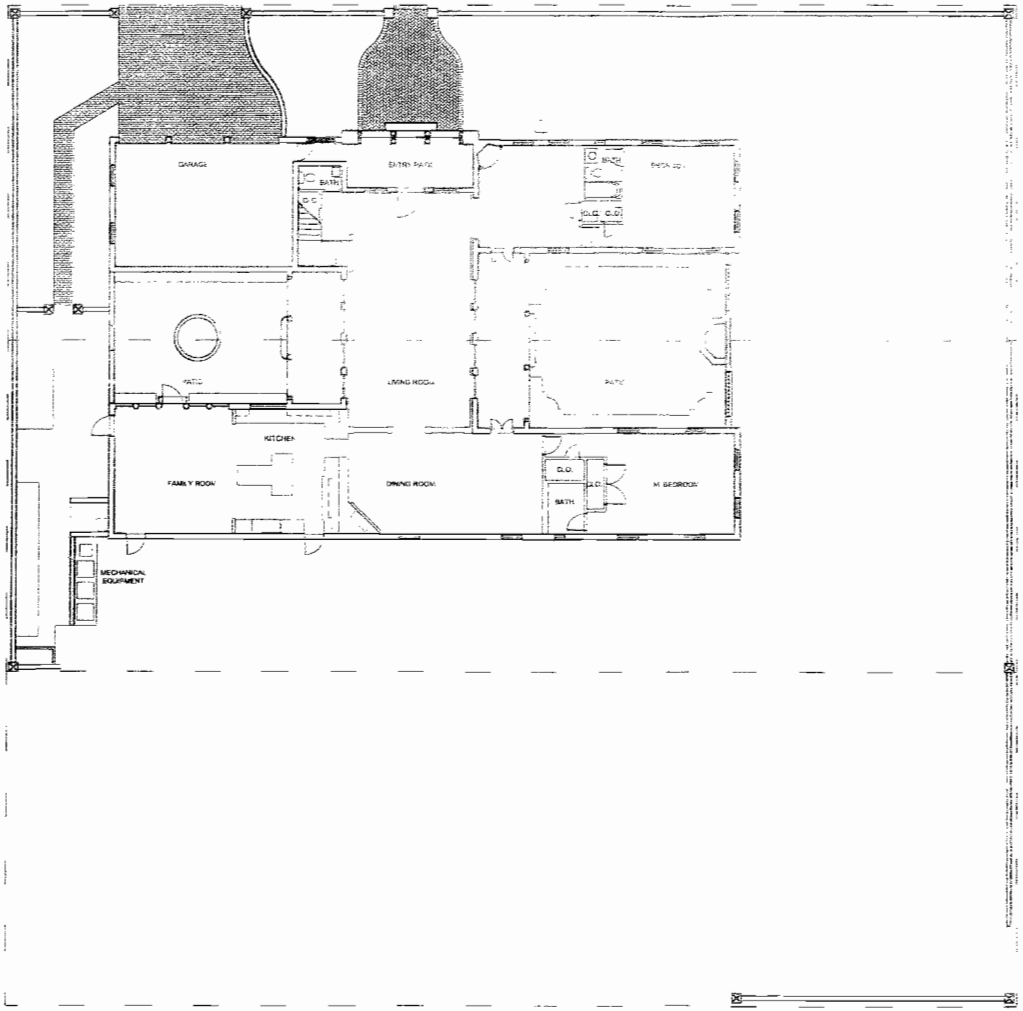
Area Calculations:

Existing First Floor Areas		Lot Area	22,500.00 sqft	
A/C (incl. garage)	3,786.00 sqft	Open Area (Existing)	10,994.50 sqft	48.8%
Covered Patio	543.25 sqft	Open Area (Required)	7,875.00 sqft	35%
Existing Second Floor Area				
A/C (incl. stair hall)	803.77 sqft			
Covered Patio	584.80 sqft			
Total Existing Area				
A/C	4,589.77 sqft			
Covered Patio	1,128.25 sqft			
New Area Proposed		Total Area		
A/C	744.50 sqft	A/C	5,334.27 sqft	
Covered Patio	384.40 sqft	Covered Patio	1,912.65 sqft	
Pool Deck (including pool)	3,088.80 sqft	Pool Deck (including pool)	3,088.80 sqft	
		Open Area	10,994.50 sqft	
		Pool Deck (including pool)	3,088.80 sqft	
		Driveway, Walks, etc	2,698.45 sqft	

Legal Description:

Lots 1, 2, & 3, Block 13, Coral Gables Section "E", PB 8, PB 10

19



1 SITE PLAN - EXISTING
AH300 1/8"=1'-0"

SYMBOL KEY

EXISTING AREAS TO BE REMOVED

EXISTING AREAS TO REMAIN

EXISTING COLUMN TO REMAIN

NEW STRUCTURAL COLUMN

NEW MASONRY WALL

NEW INTERIOR PARTITION

NEW LOCATION AREAS

STEFFENS

Structural Engineer

MEP Engineer

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

1400 S. GREENWAY
CORAL GABLES, FLORIDA

HP / BOA SUBMITTAL

SEAL

FLORIDA REGISTRATION AS 1852

SITE PLAN - EXISTING
HP/BOA SUBMITTAL

REVISED
REVISED
REVISED
REVISED
REVISED

July 14, 2000

0007 SGreenway

AH 300

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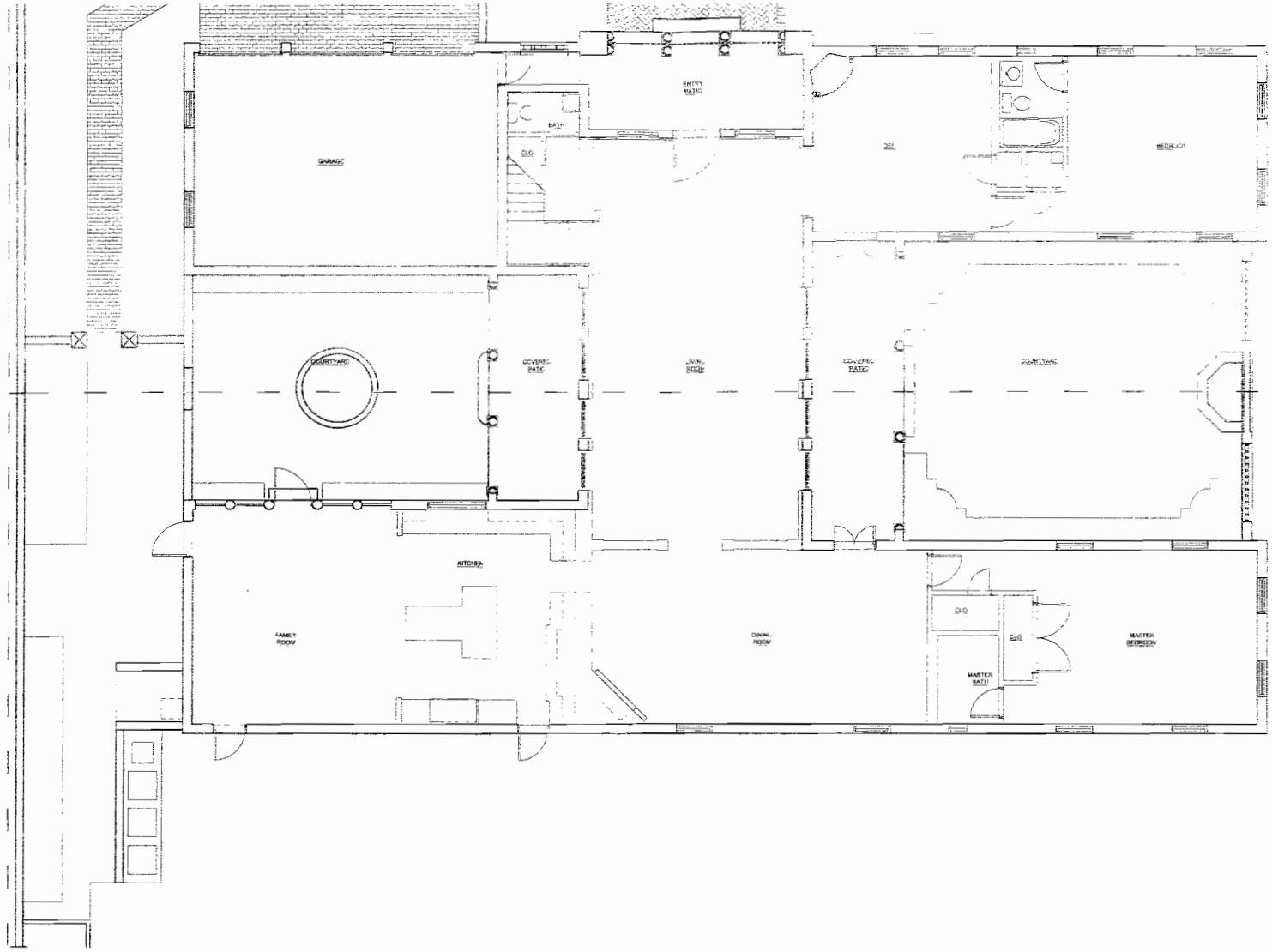
20



1 AH301 FIRST FLOOR PLAN - EXISTING
1/8"=1'-0"

SYMBOL KEY

EXISTING AREAS TO BE REMOVED

EXISTING AREAS TO REMAIN

EXISTING COLUMN TO REMAIN

NEW STRUCTURAL COLUMN

NEW MASONRY WALL

NEW INTERIOR PARTITION

NEW EXTERIOR WALL

CORAL GABLES, FL
TEL
FAX
E-MAIL
Structural Engineer:
MEP Engineer:

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

1400 S. GREENWAY
CORAL GABLES, FLORIDA

HP / BOA SUBMITTAL

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SEAL

FLORIDA REGISTRATION AR 11953

FIRST FLOOR PLAN - EXISTING
HP/BOA SUBMITTAL

REVISED
REVISED
REVISED
REVISED
REVISED

July 14, 2000

0007 SGreenway

AH 301

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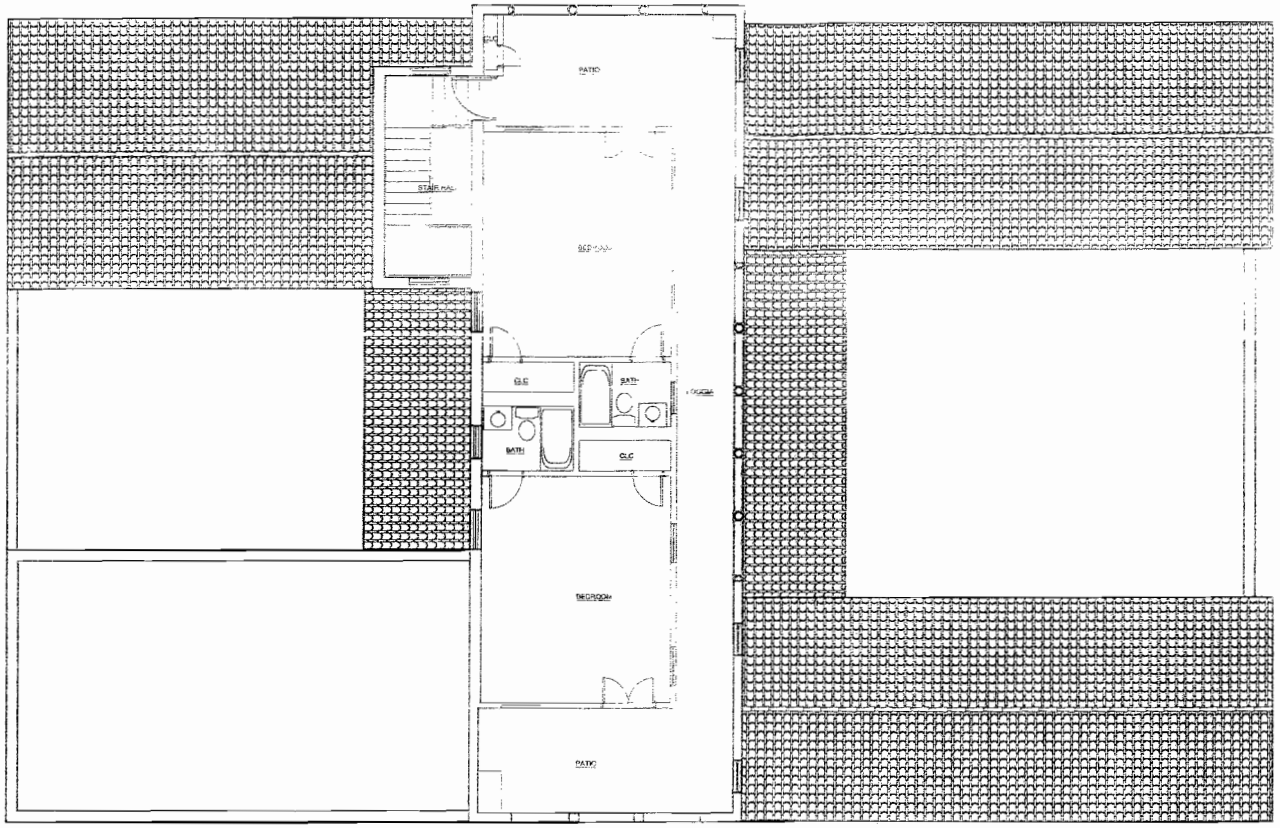

1 SECOND FLOOR PLAN - EXISTING
AH302 1/4"=1'-0"

SYMBOL KEY

EXISTING AREAS TO BE REMOVED

EXISTING AREAS TO REMAIN

EXISTING COLUMN TO REMAIN

NEW STRUCTURAL COLUMN

NEW MASONRY WALL

NEW INTERIOR PARTITION

NEW FLOOR SLAB AREAS

MICHAEL STEFFENS P.A.
ARCHITECT
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FAX 305-444-5247
E-mail: mcstefens@bellsouth.net

Structural Engineer

MEP Engineer

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

1400 S. GREENWAY
CORAL GABLES, FLORIDA

HP / BOA SUBMITTAL

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SEAL

FLORIDA REGISTRATION AR 0052

SECOND FLOOR PLAN - EXISTING
HP/BOA SUBMITTAL

REVISED:
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July 14, 2000

0007 SGreenway

AH 302

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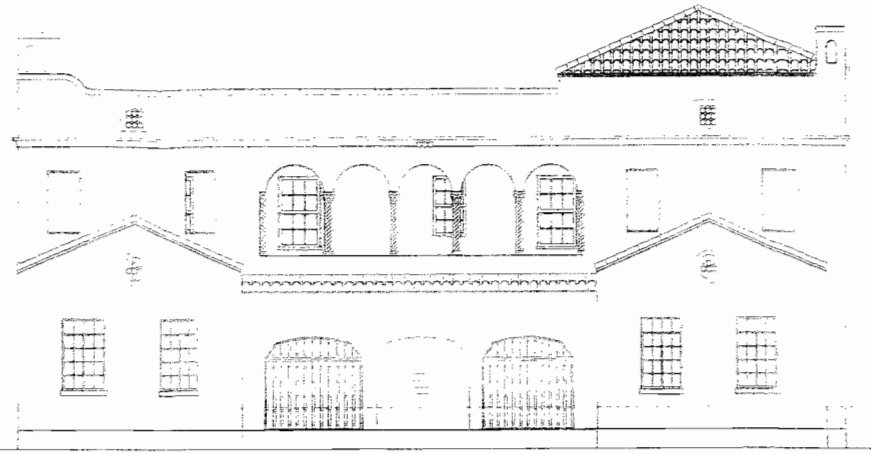
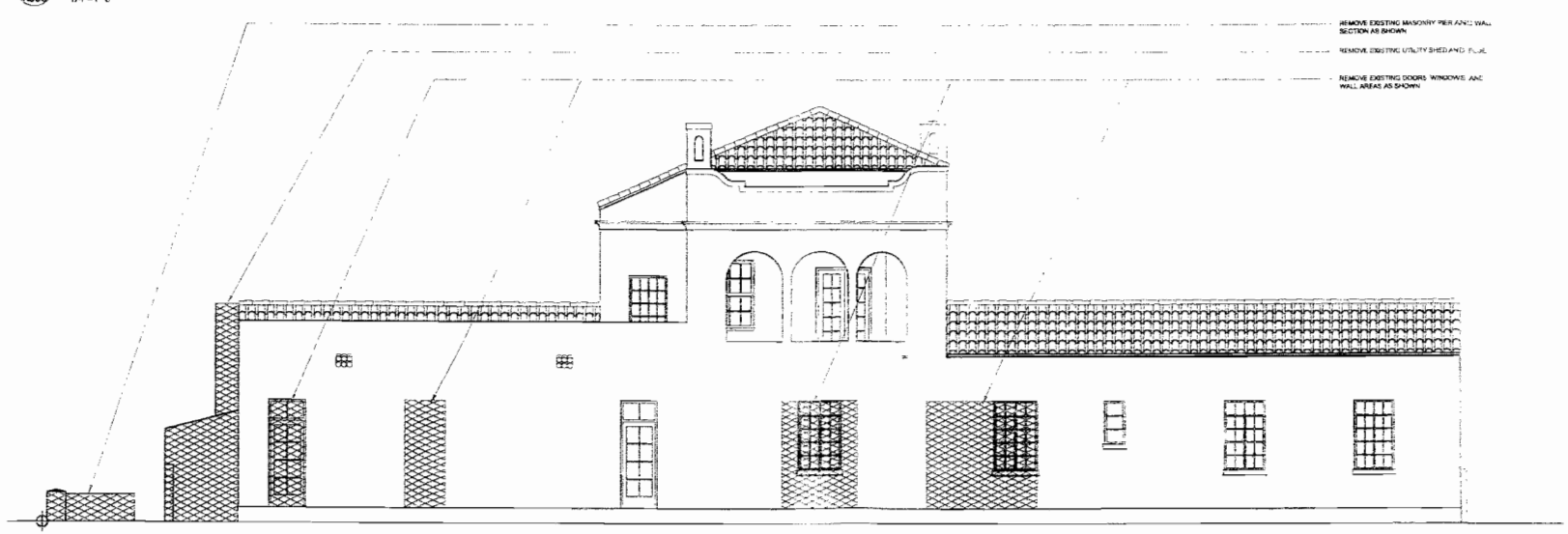
22



1 A500 EAST ELEVATION
1/4"=1'-0"



2 A500 SOUTH ELEVATION
1/4"=1'-0"

P. MICHAEL STEFFENS
COAL GABLES, FL
TEL 305.444.5[illegible]
FAX 305.444.5[illegible]
e-mail [illegible]

Structural Engineer

MEP Engineer

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

[illegible] GREENWAY
CORAL GABLES, FLORIDA

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SEAL

FLORIDA REGISTRATION AR [illegible]

EXTERIOR ELEVATION - EXISTING
HP/BOA SUBMITTAL

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July 14, 2000

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AH 500

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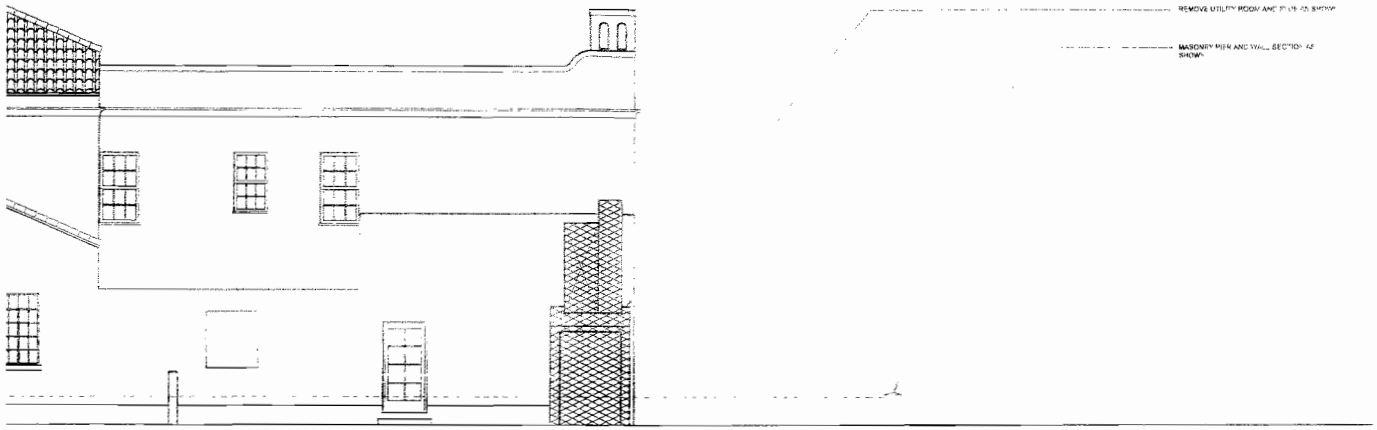

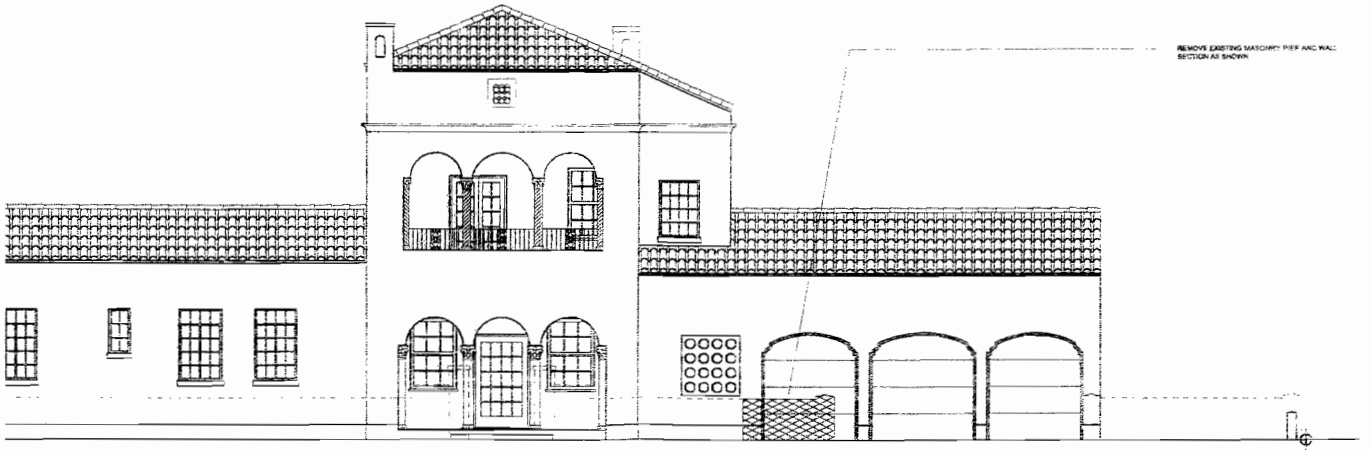

Structure Engineer

MEP Engineer

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

1485 S. GREENWAY
CORAL GABLES, FLORIDA

HP / BOA SUBMITTAL

SEAL

FLORIDA REGISTRATION AR 7852

EXTERIOR ELEVATIONS - EXISTING
HP / BOA SUBMITTAL

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July 14, 2005

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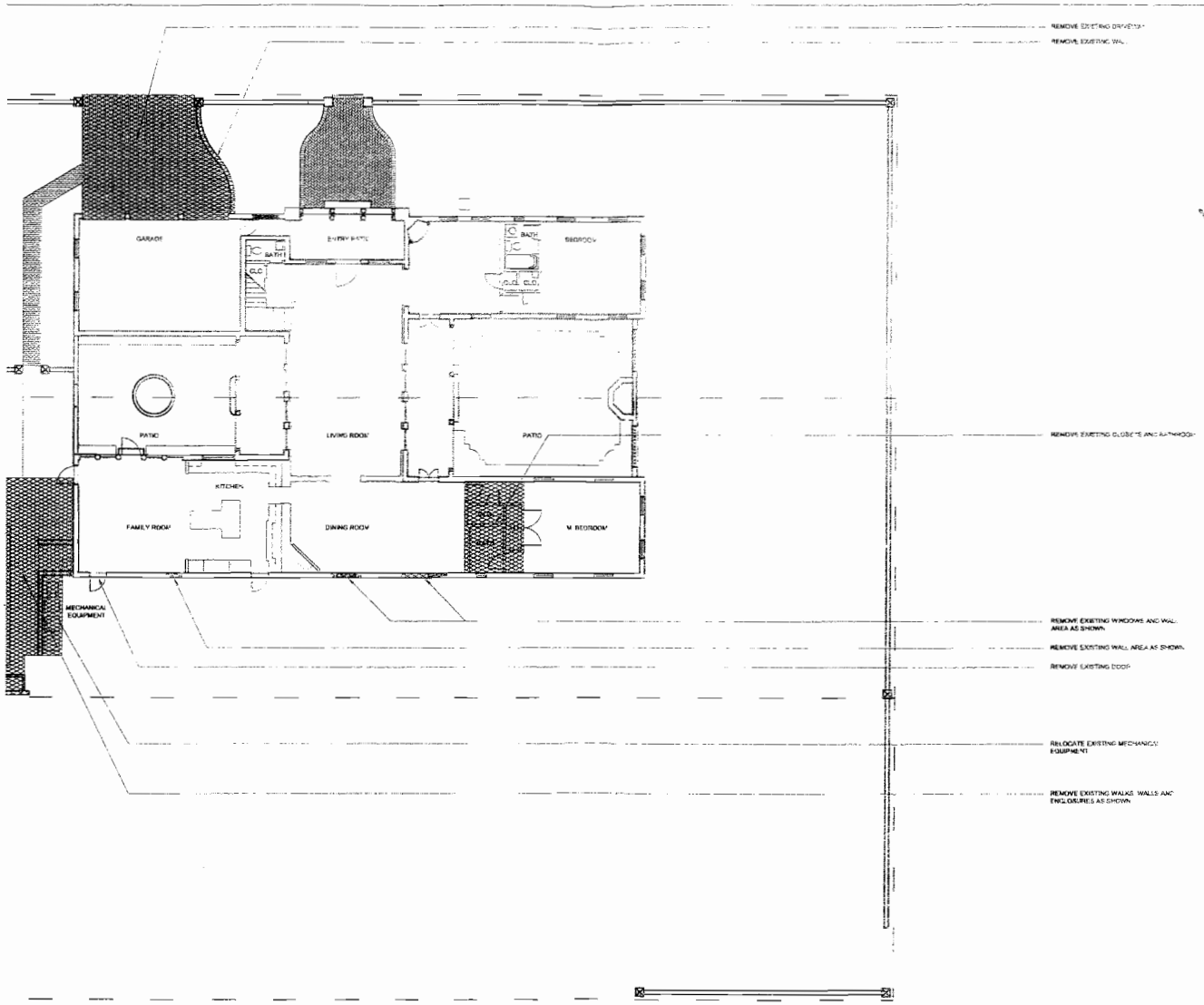

DEMOLITION SITE PLAN
1/ 1/8"=1'-0"

25

SYMBOL KEY

EXISTING AREAS TO BE REMOVED

EXISTING AREAS TO REMAIN

EXISTING COLUMN TO REMAIN

NEW STRUCTURAL COLUMN

NEW MASONRY WALL

NEW INTERIOR PARTITION

NEW FLOOR AREA

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MEP Engineer

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HP / BOA SUBMITTAL

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FLORIDA REGISTRATION AR 10052

DEMOLITION SITE PLAN
HP/BOA SUBMITTAL

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July 14, 2000

0007 S.Greenway

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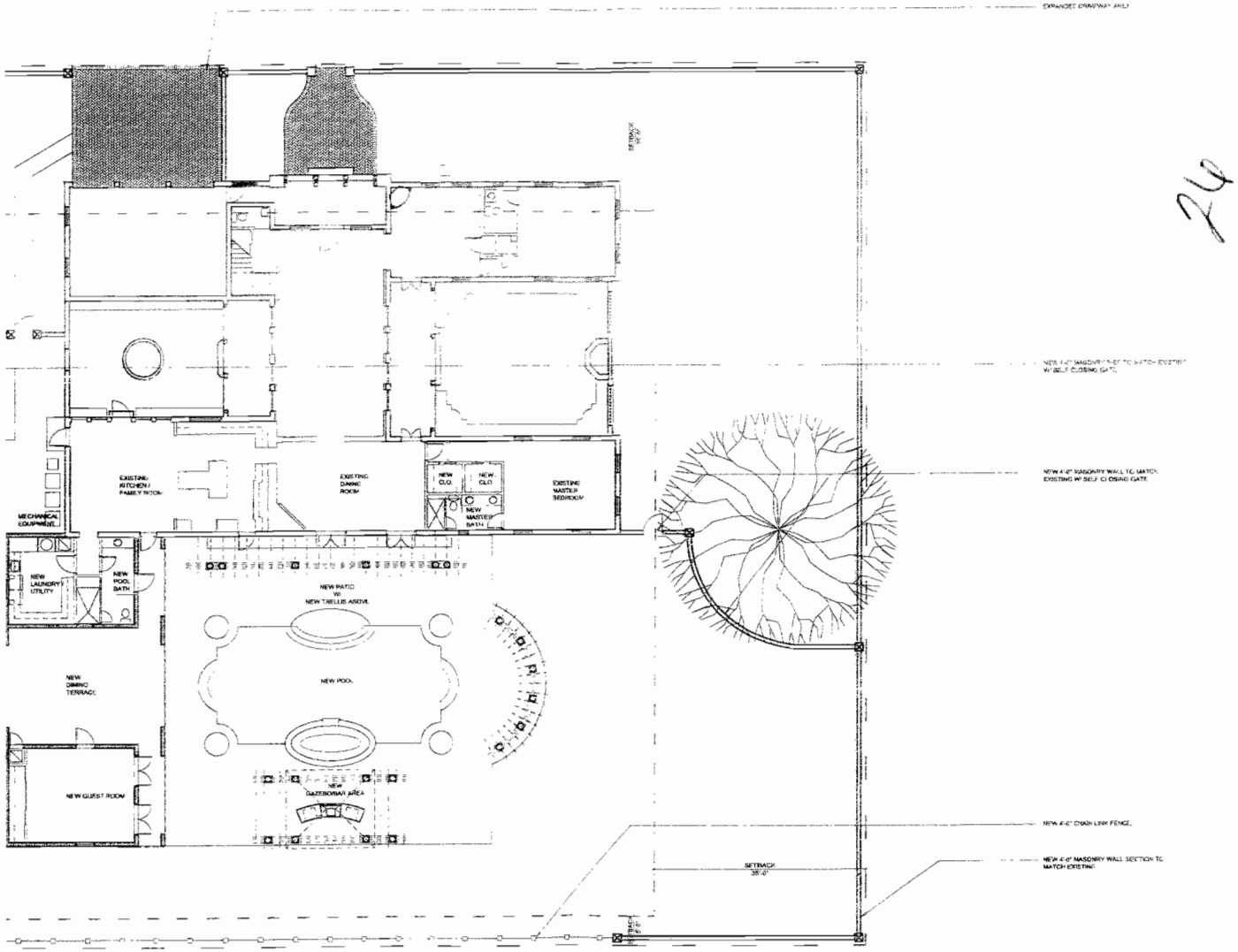

FIRST FLOOR PLAN
1/8"=1'-0"

24

SYMBOL KEY

EXISTING AREAS TO BE REMOVED

EXISTING AREAS TO REMAIN

EXISTING COLUMN TO REMAIN

NEW STRUCTURAL COLUMN

NEW MASONRY WALL

NEW INTERIOR PARTITION

NEW FLOOR AREAS

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FLORIDA REGISTRATION AR 1651

SITE / FIRST FLOOR PLAN
HP/BOA SUBMITTAL

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July 14, 2006

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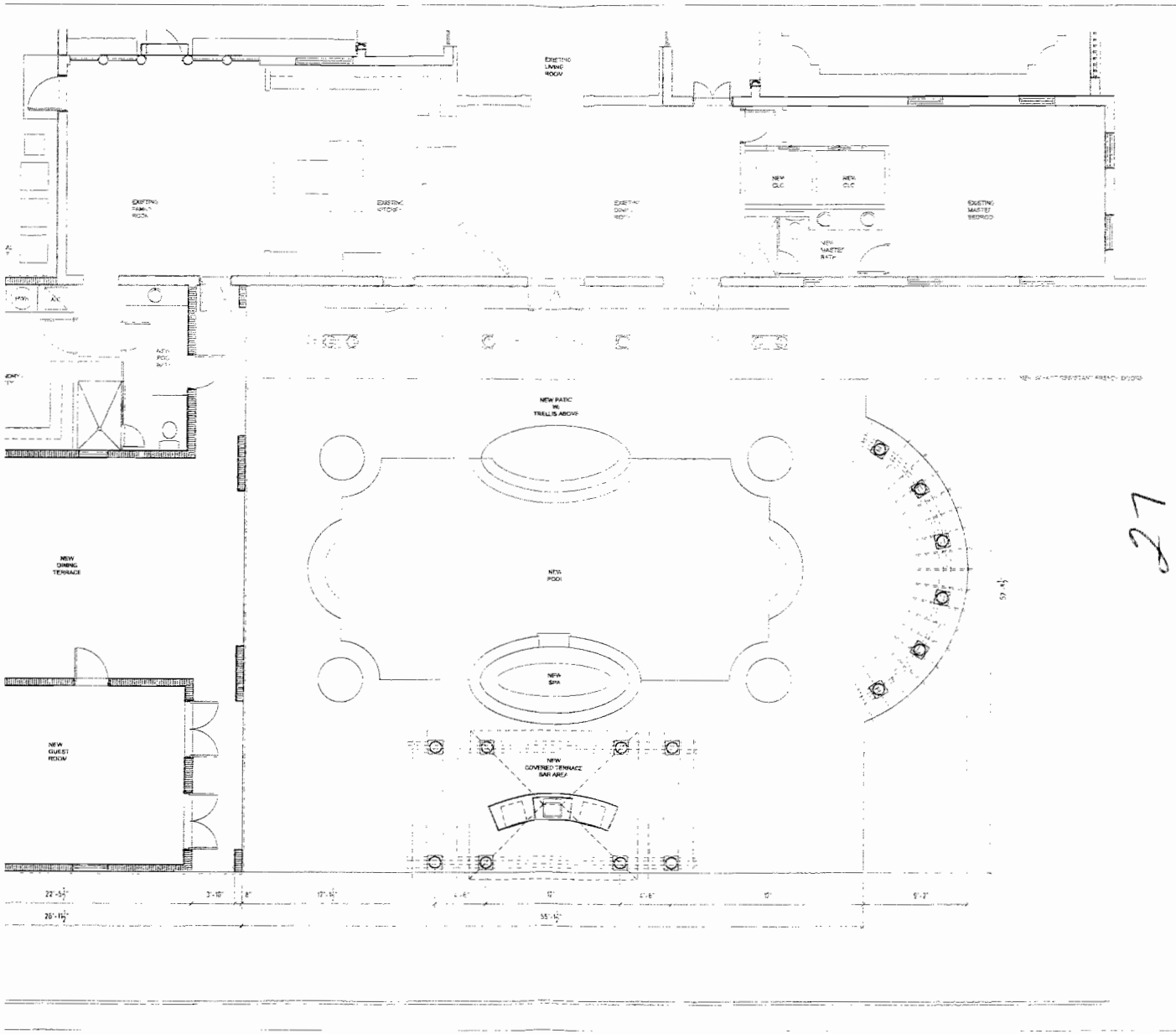

SYMBOL KEY

- EXISTING AREAS TO BE REMOVED
- EXISTING AREAS TO REMAIN
- EXISTING COLUMN TO REMAIN
- NEW STRUCTURAL COLUMN
- NEW MASONRY WALL
- NEW INTERIOR PARTITION

ARCHITECT
ADDRESS
CORAL GABLES FL
TEL 305.446.8201
FAX 305.446.8241
E-MAIL

Structural Engineer

MEP Engineer

HILDEBRANT / HERRERA
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HP / BOA SUBMITTAL

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FLORIDA REGISTRATION AR 14052

ENLARGED FIRST FLOOR PLAN
HP/BOA SUBMITTAL

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July 14, 2006

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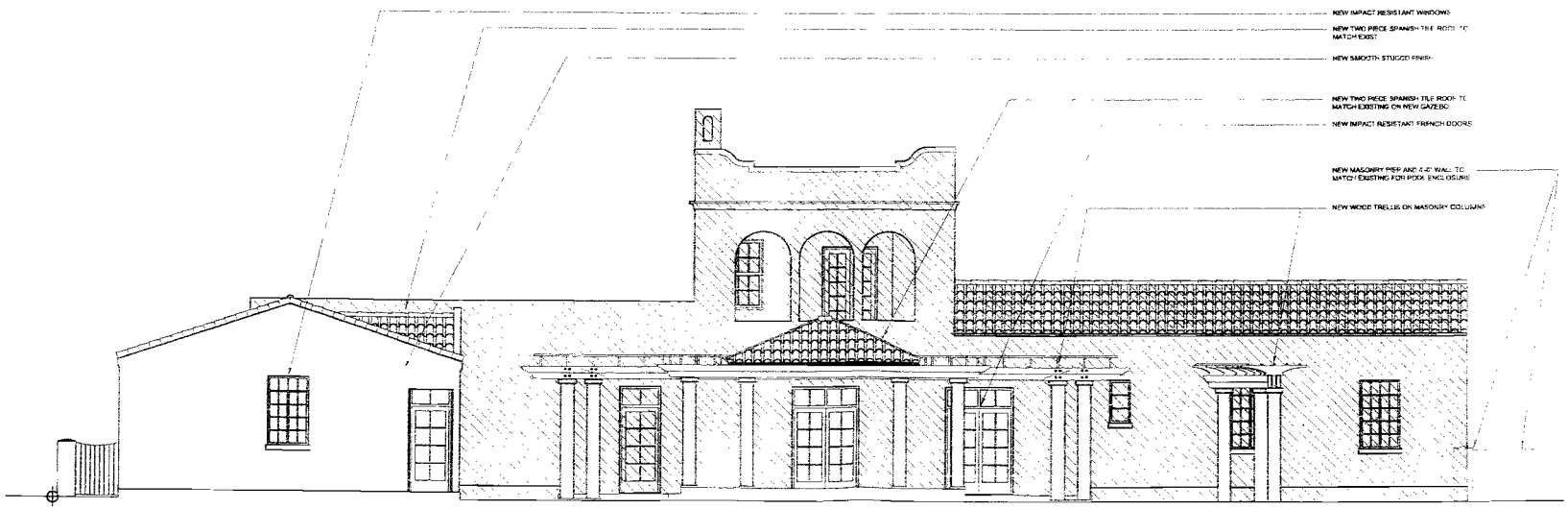
1 EAST ELEVATION
A500 1/4"=1'-0"



2 SOUTH ELEVATION
A500 1/4"=1'-0"

TEL 305.446.5201
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E-mail@hrcorp.com

Structural Engineer:

MEP Engineer:

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July 14, 2005

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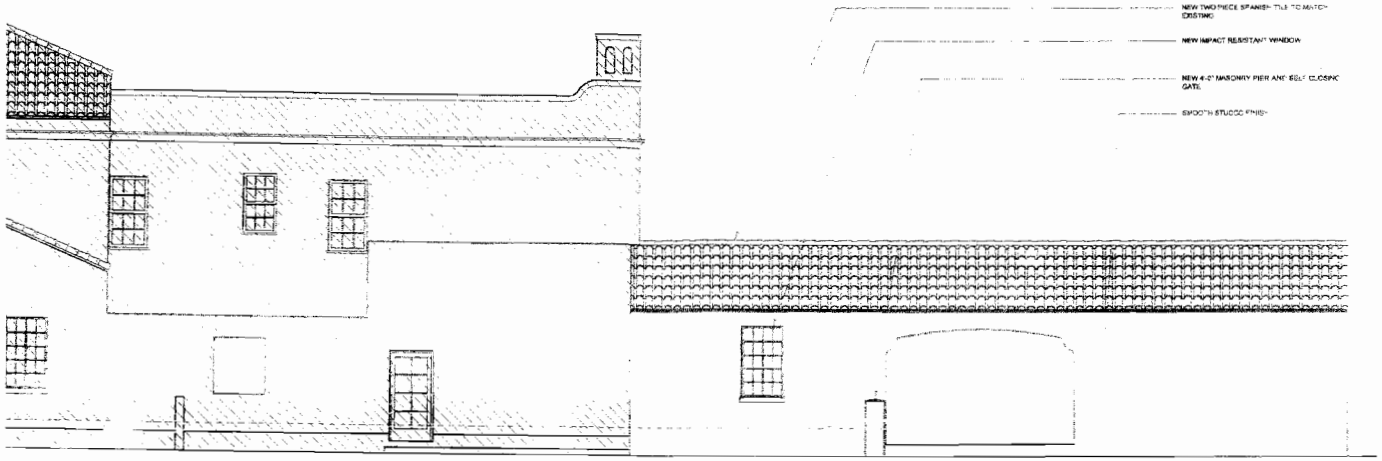

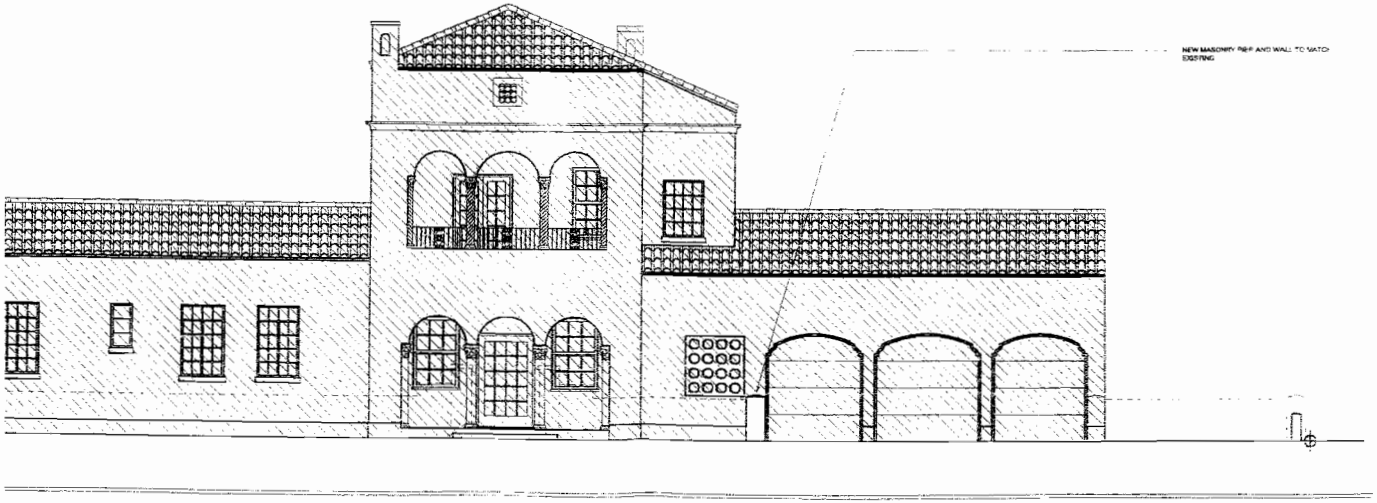

68

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FLORIDA REGISTRATION AR 7052

EXTERIOR ELEVATIONS
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July 14, 2000

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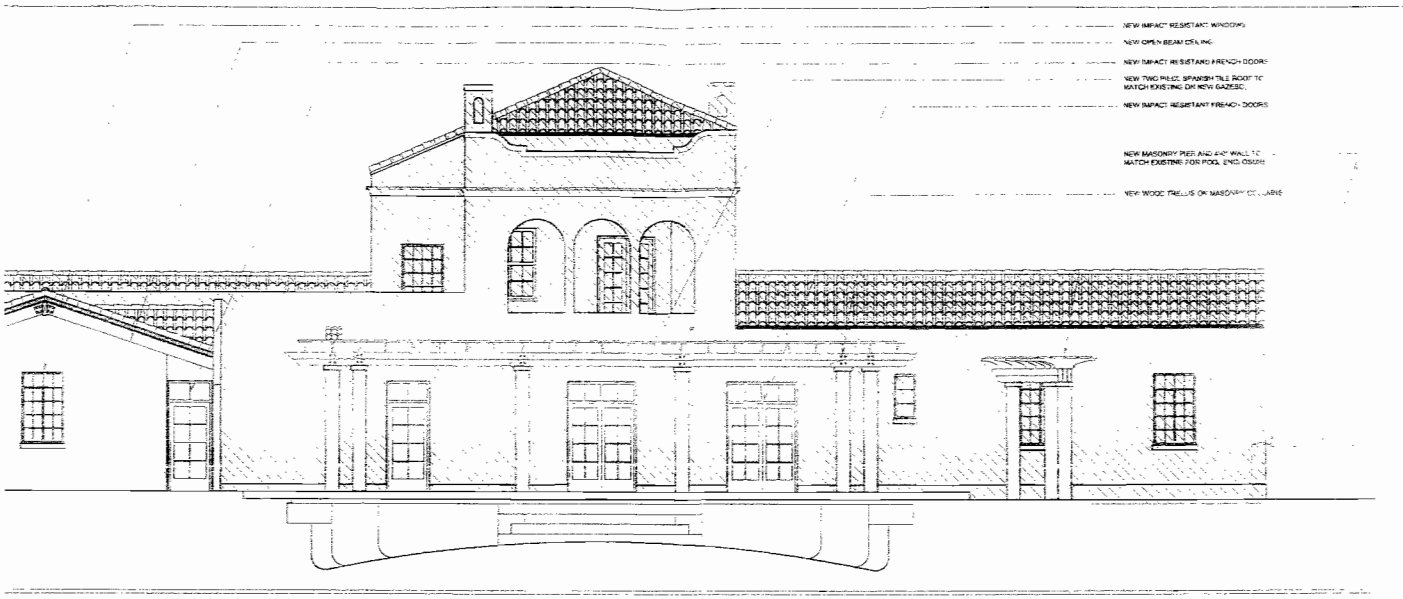

30

MICHAEL GREENWAY P.A.
ARCHITECT
AR 15828
[illegible] GREENWAY
CORAL GABLES, FL
[illegible]
TEL 305 443-[illegible]
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E-mail: [illegible]@[illegible]

Structural Engineer

MEP Engineer

HILDEBRANT / HERRERA
RESIDENCE
ADDITION / RENOVATION

[illegible] GREENWAY
CORAL GABLES, FLORIDA

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EXTERIOR ELEVATIONS
HP / BOA SUBMITTAL

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July 14, 2000

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A 502

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION
PART 2–REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views of the building) to the local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. **PROPERTY IDENTIFICATION AND LOCATION:**

Folio Number: 03-4107-016-1670

Street Address: 1400 S. Greenway Dr.

2. **DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:**

Project start date: 5/01 Project completion date: 3/02

Estimated cost of entire project: $ 650,000.00

Estimated cost attributed solely to work on historic buildings: $ 520,000

3. **OWNER ATTESTATION (MUST BE NOTARIZED):** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Preconstruction application for this project which received approval on _____. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Department and the Dade County Historic Preservation Division and the Dade County Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Name	Signature	Date
Rod Hildebrant		1/28/02

Mailing Address(if different from described property) _____

City State Zip Code

Daytime Telephone number: 305-445-5330

31

Multiple owners must provide the same information as above. Use additional sheets if necessary.

Complete the following if an individual is signing for an organization.

Title _____ Organization name _____

Social Security or Taxpayer Identification Number 385-60-2320

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number _____

Notarized: OHIO
STATE OF ~~FLORIDA~~)
COUNTY OF ~~DADE~~) LUCAS

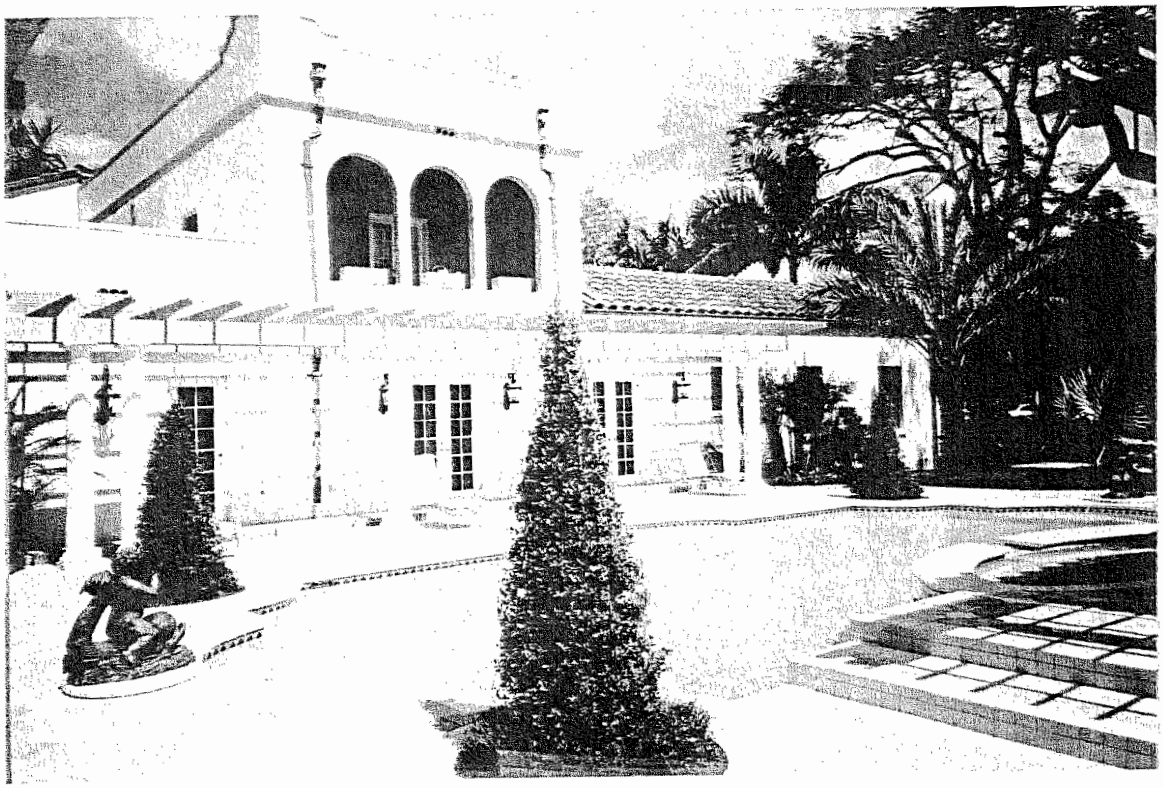
The foregoing instrument was acknowledged before me this 10th day of March, 2003, by ROD HILDEBRANT (~~and~~) _____ who is (~~are~~) personally known to me, ~~or have produced~~ _____ as ~~identification~~.

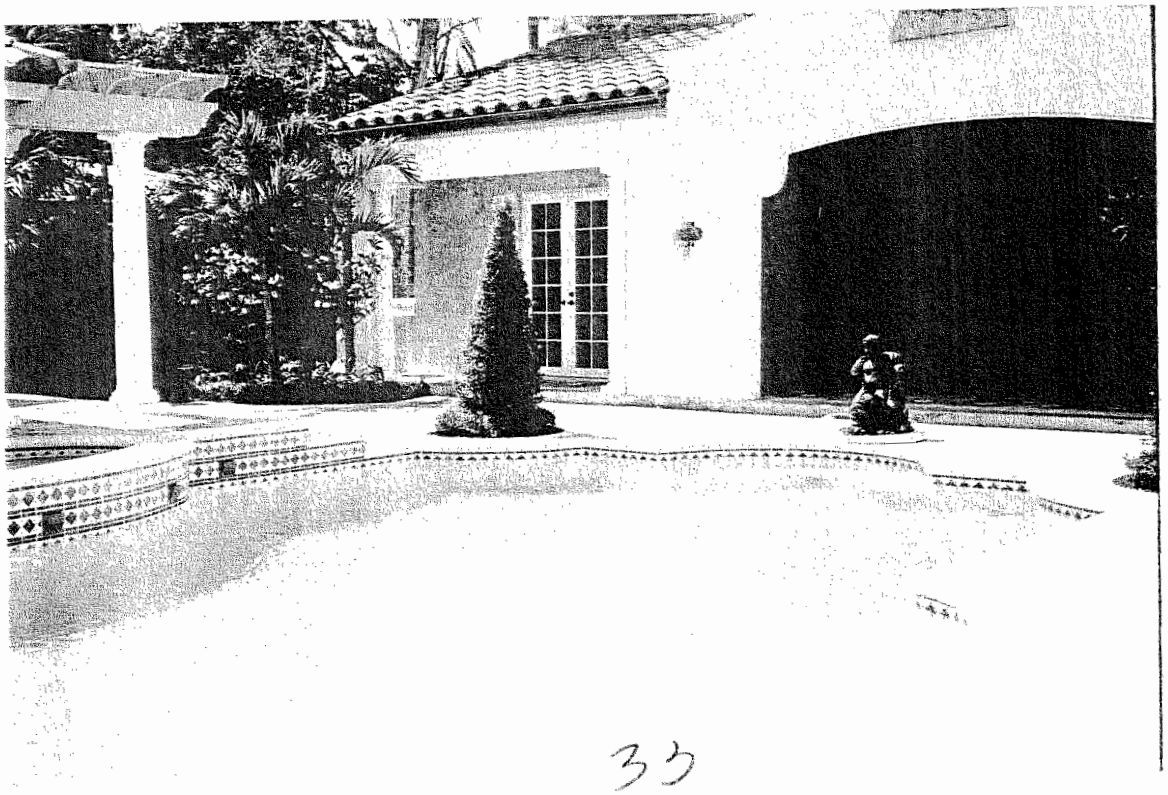
My commission expires: 4-10-03

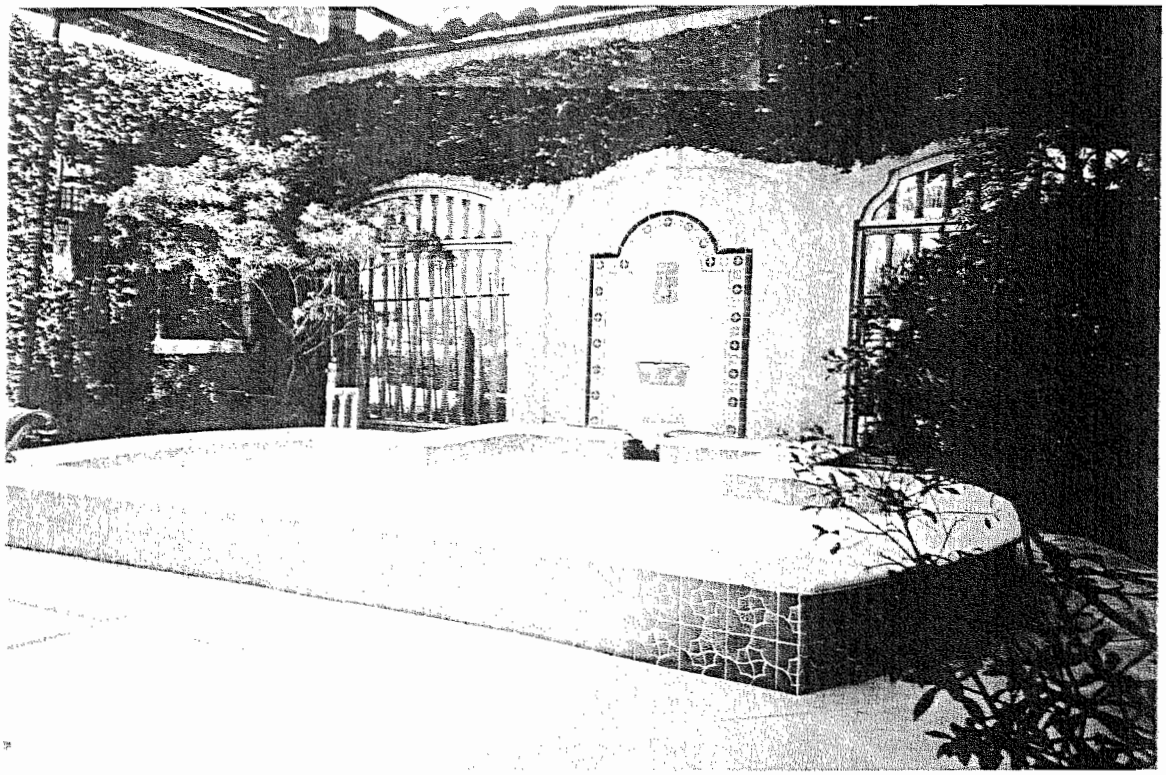
Kathleen R Lee
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ OHIO

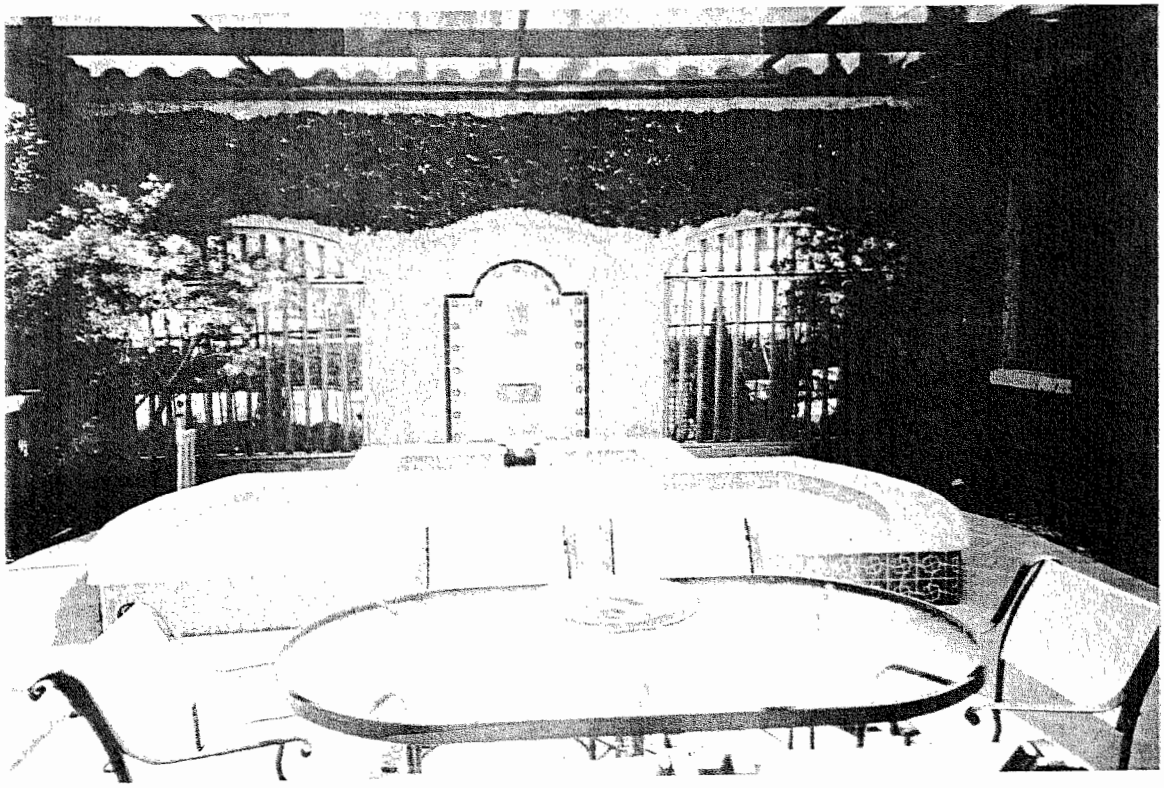
Print Name: KATHLEEN R. LEE
COMM EXP 4-10-03

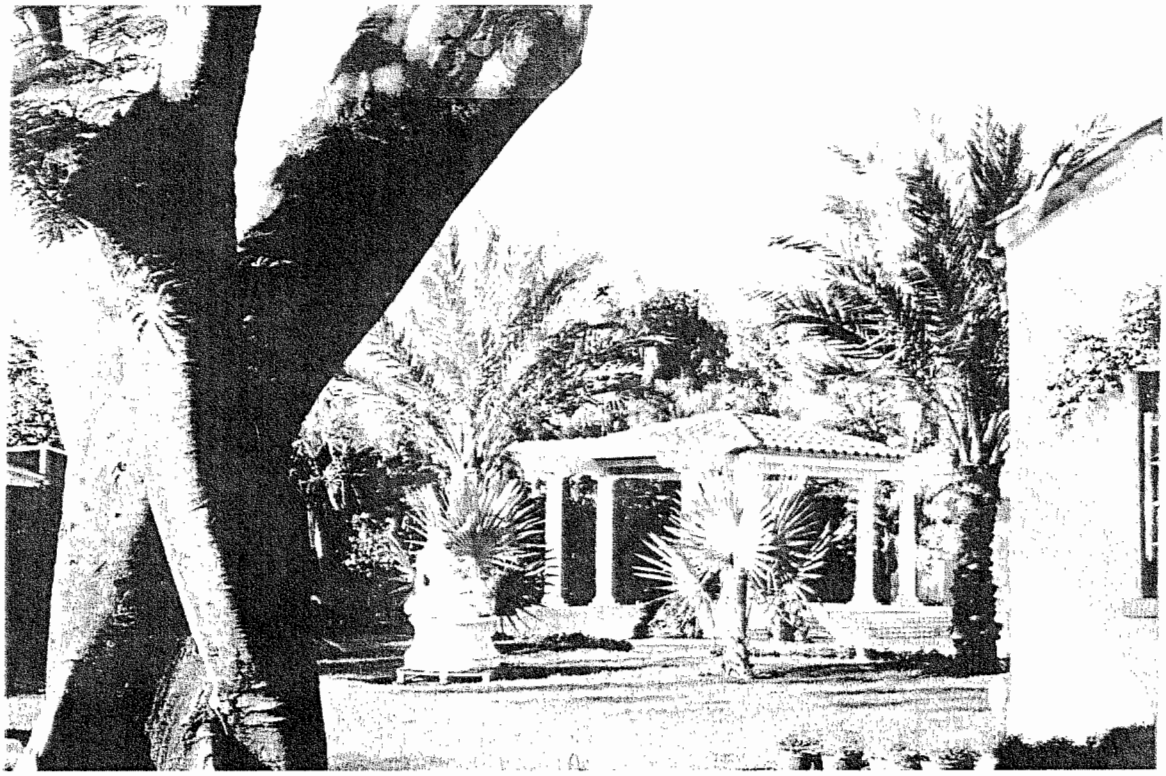
32

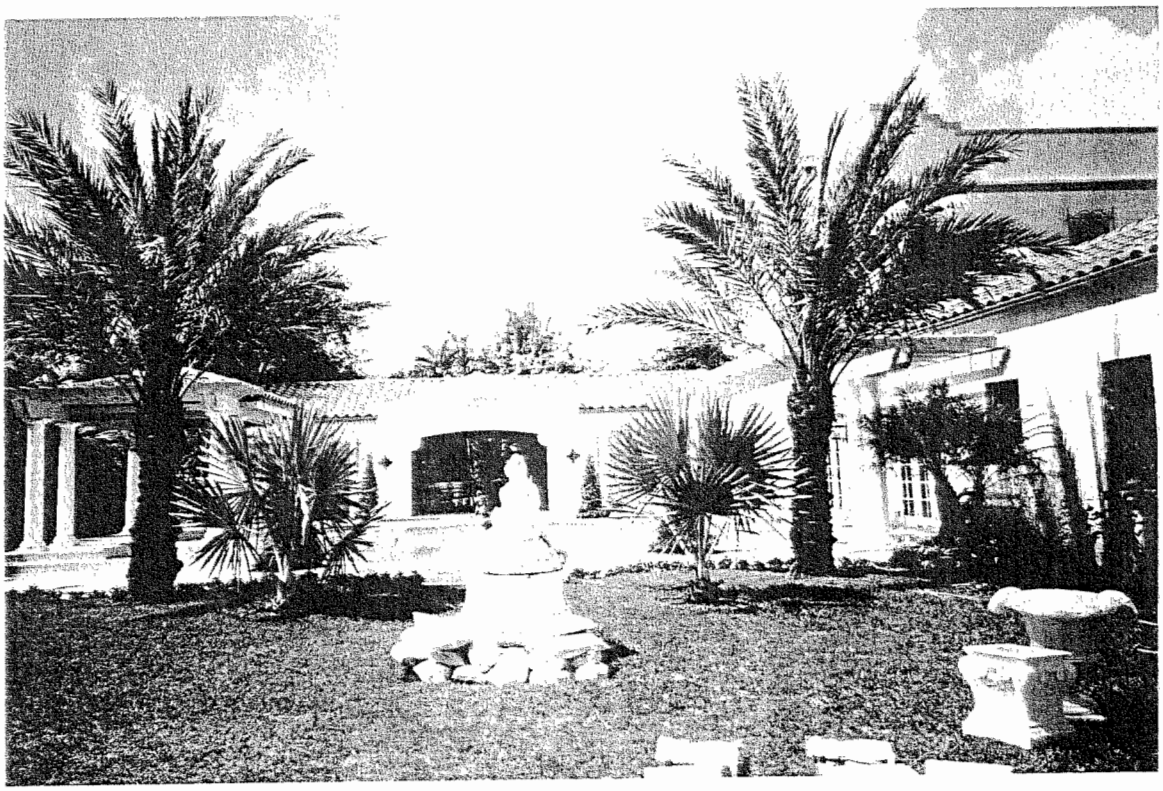


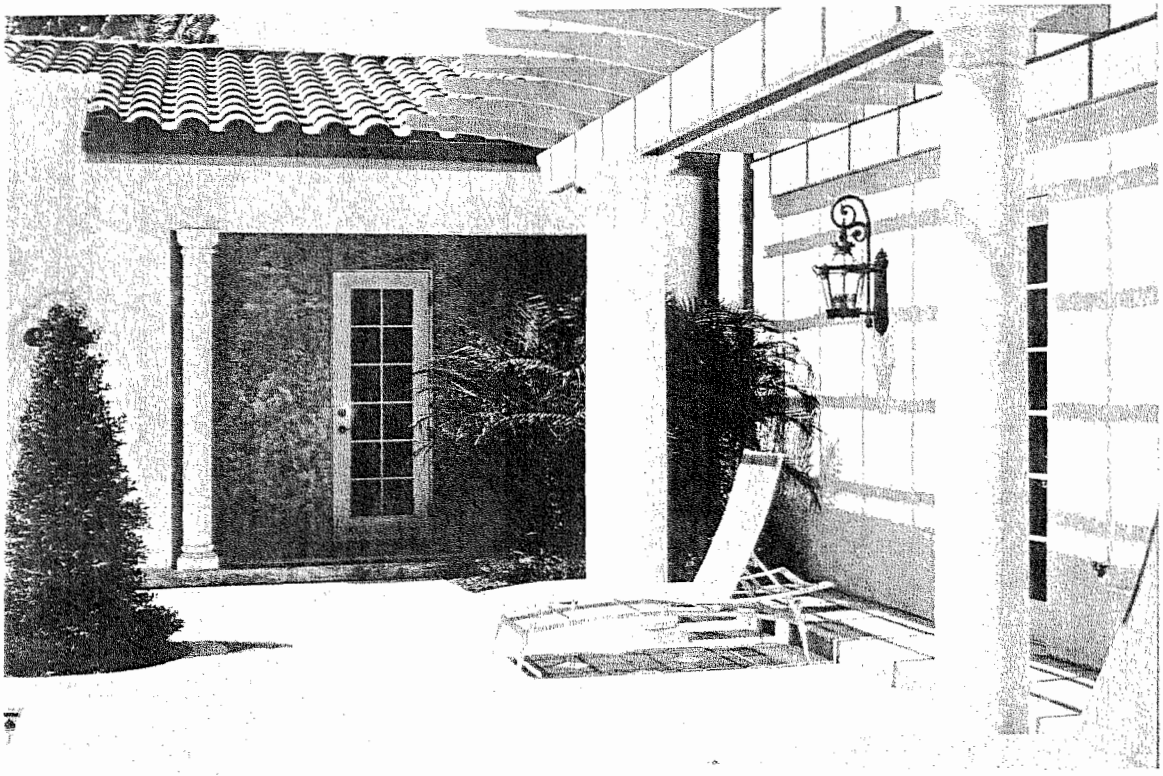


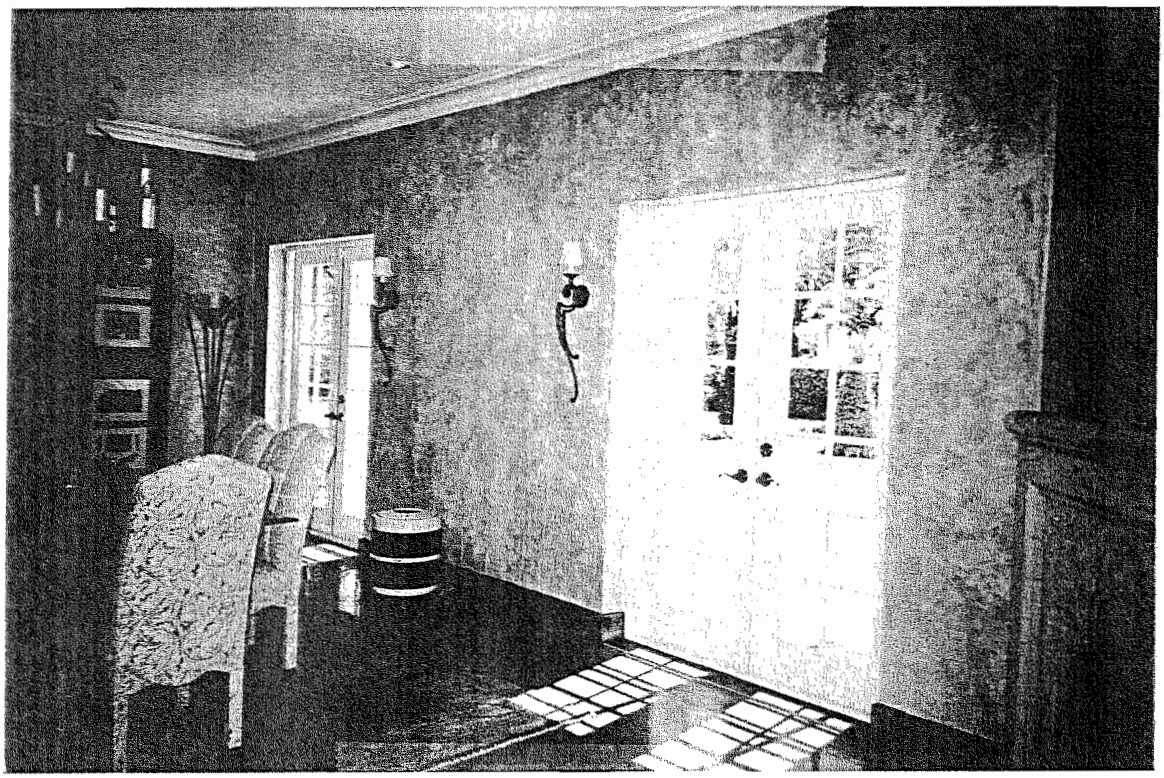


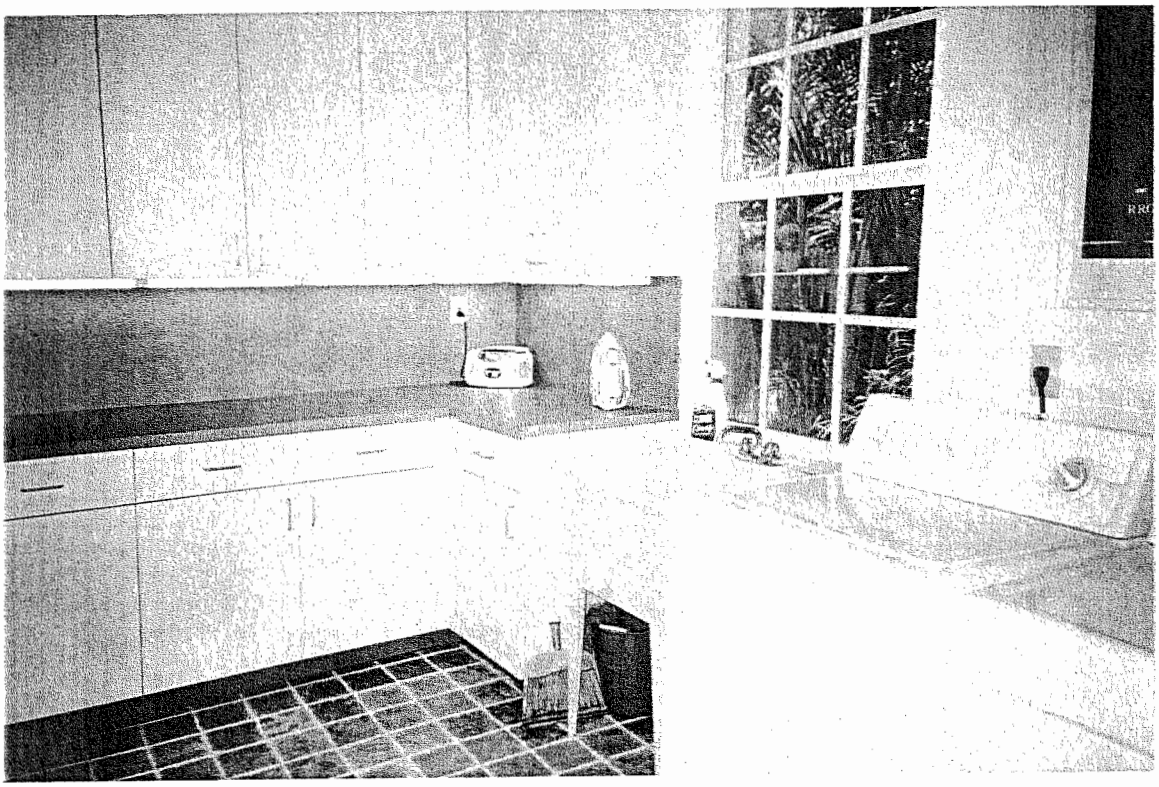


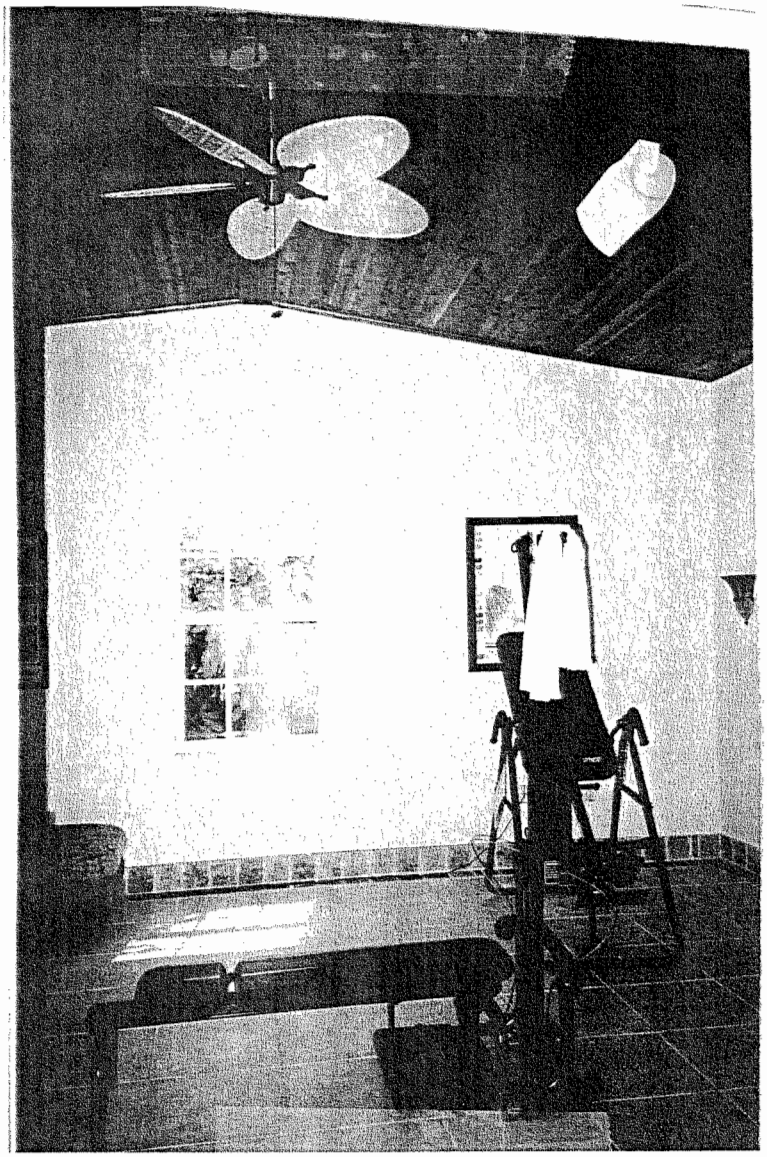


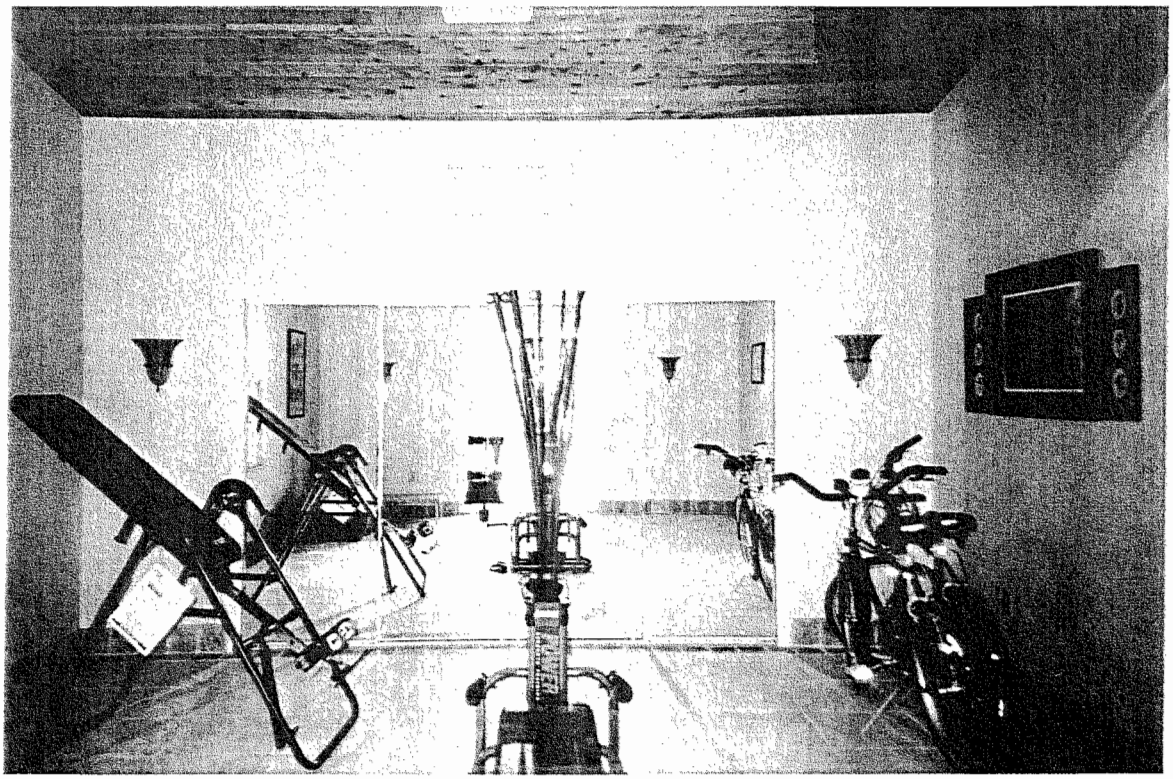


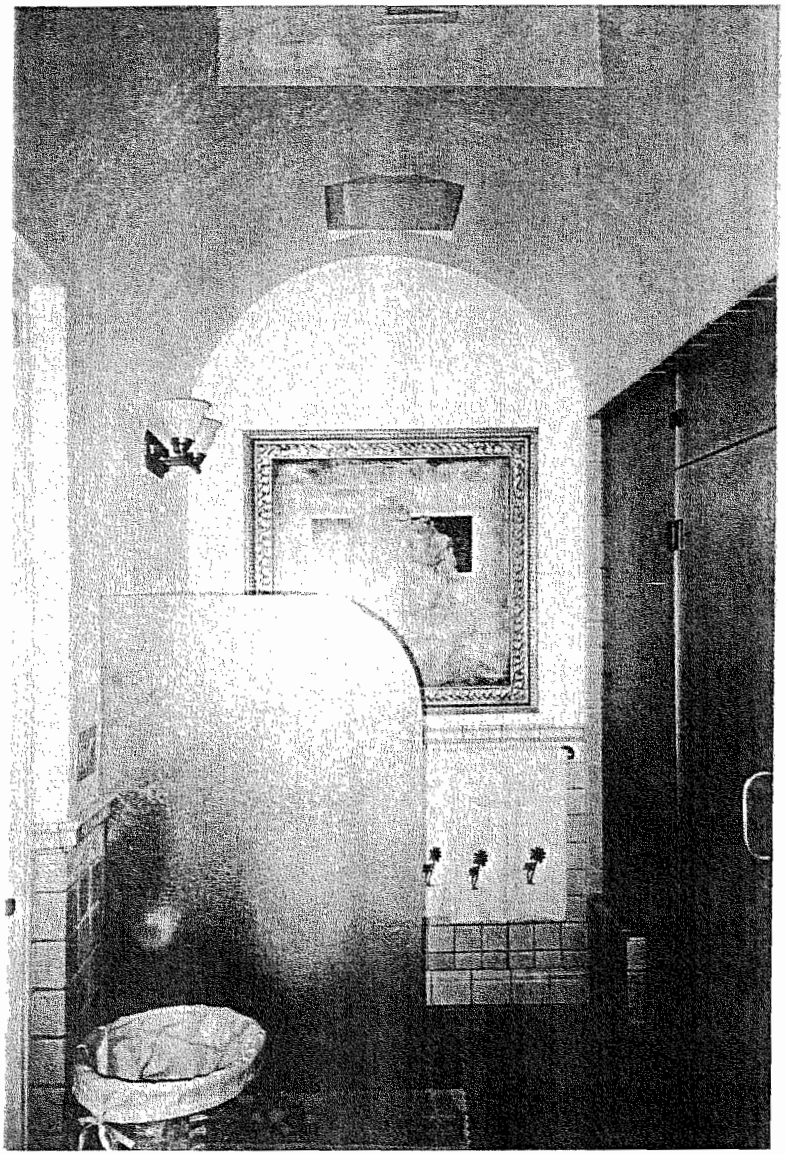


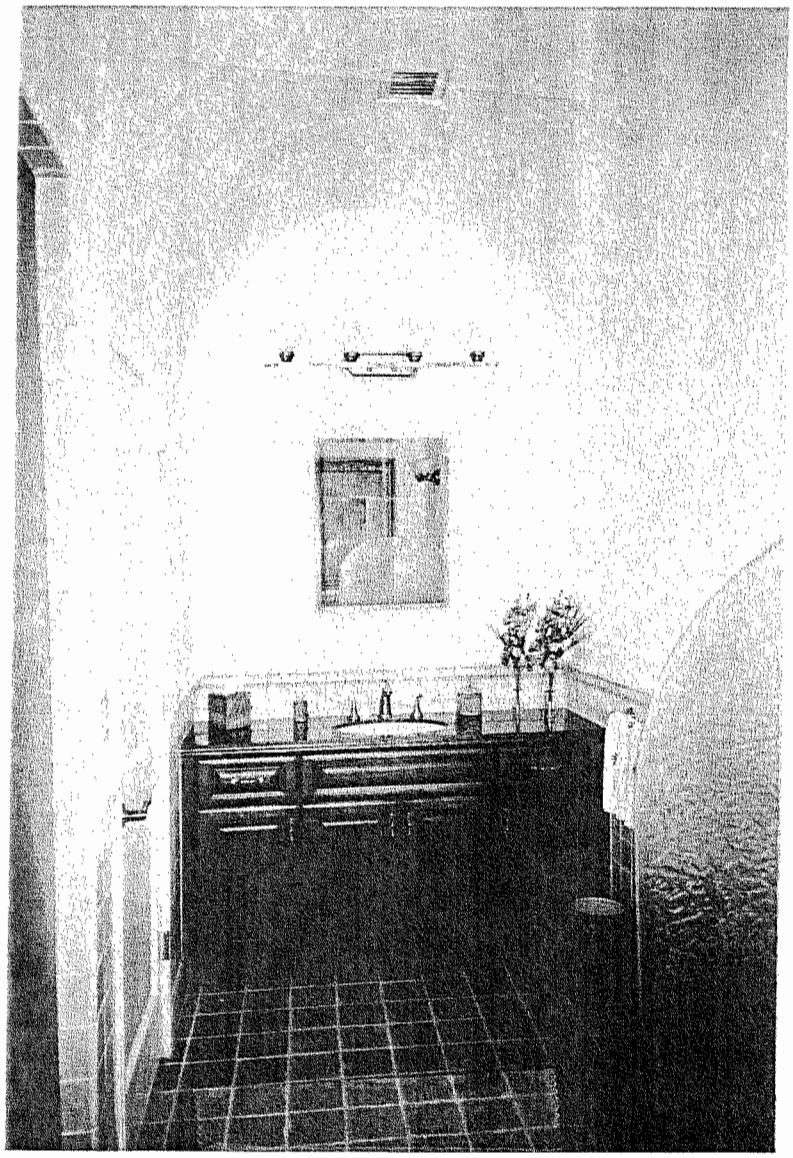












8/24

REVIEW OF COMPLETED WORK
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03-4107-016-1670

Street Address 1400 SOUTH Greenway Drive
CORAL GABLES FL 33134

The Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A..C., and, therefore , **recommends approval** of the requested historic preservation tax exemption.

☐ Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A..C., and therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review comments:

AV 2006-06 staff report

Additional Review Comments attached? Yes ☒ No☐

Signature: Simone Chin

Typed or printed name: Simone Chin

Title Historic Preservation Administrator

Date

Site sketch and/or landscape plan number:

Describe Work:

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Office of Historic Preservation

44

*Attach additional sheets if necessary

REPORT OF THE CITY OF CORAL GABLES PLANNING DEPARTMENT

HISTORIC PRESERVATION DIVISION

TO THE HISTORIC PRESERVATION BOARD

ON THE DESIGNATION OF

THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT

The district includes the Country Club of Coral Gables (997 North Greenway Drive); the Granada Golf Course, and eighty-four residences located along the circuit of North and South Greenway Drives, bordering the Granada Golf Course.

(PREPARED IN ACCORDANCE WITH SECTION 16B-17,2(B) OF THE CITY OF CORAL GABLES ORDINANCE 2508)

DATED: SEPTEMBER, 1988

CONTENTS:
DESIGNATION REPORT
REVIEW GUIDE
LOCATION MAP
APPENDIX "A" - LIST OF CURRENT PROPERTY OWNERS

45

CONTRIBUTING PROPERTIES

ADDRESS	DATE OF CONSTRUCTION	ARCHITECT
1133 North Greenway Drive	1923	Kiehnel and Elliott
1141 North Greenway Drive	1928	P. E. Robinson
1203 North Greenway Drive	1923	H. George Fink
1217 North Greenway Drive	1933	L. Murray Dickson
1225 North Greenway Drive	1925	L. D. Brumm
1251 North Greenway Drive	1923	Unknown
1261 North Greenway Drive	1936	V. H. Neidenbogen
1303 North Greenway Drive	1933	Howard B. Knight
1327 North Greenway Drive	1923	Hampton and Reimert
1403 North Greenway Drive	1925	Skinner and Pierson
2010 North Greenway Drive	1923	Unknown
2022 North Greenway Drive	1923	John N. Bullen
832 South Greenway Drive	1922	H. George Fink
902 South Greenway Drive	1922	H. George Fink
918 South Greenway Drive	1925	H. George Fink
1006 South Greenway Drive	1922	Walter DeGarmo
1012 South Greenway Drive	1926	Vic R. Evans
1036 South Greenway Drive	1935	Paist and Steward
1100 South Greenway Drive	1925	H. George Fink
1110 South Greenway Drive	1923	Unknown
1126 South Greenway Drive	1923	Unknown
1132 South Greenway Drive	1936	William Merriam
1212 South Greenway Drive	1938	L. W. Geisler
1228 South Greenway Drive	1938	Carl Apuzzo
1234 South Greenway Drive	1923	L. D. Brumm
1242 South Greenway Drive	1923	Unknown
1260 South Greenway Drive	1938	William Merriam
1318 South Greenway Drive	1923	Unknown
1346 South Greenway Drive	1938	Carl Apuzzo
1400 South Greenway Drive	1927	Dudley St. Clair
	alt. 1929	Donnelly; Phineas Paist

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 15 day of MAY, 2008, by RODNEY HILDEBRANT (hereinafter referred to as the Owner) and in favor of MIAMI-DADE COUNTY (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 1400 S. Greenway Drive, Coral Gables, FL. 33134 which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, ____history, ____archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Coral Gables, Sec E, PB 8-13, Lots 1 to 3 inc. Blk 13.

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: MIAMI-DADE OFFICE OF HISTORIC PRESERVATION

Address: Stephen P. Clark Ctr., 111 NW 1st ST., Ste. 695

City: MIAMI Zip: 33128

Telephone: 305-375-4958 fax: 305-372-6394

3. (Only for properties of archaeological significance) The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those

years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local

Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax

exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER(S):

Rod Hildebrant		2/22/07
Name	Signature	Date

Name	Signature	Date

LOCAL GOVERNMENT: CORAL GABLES

Kathleen Kauffman Local Official Chief Office of Historic & Archaeological Resources	FOR KATHLEEN KAUFFMAN Signature	5/15/2008 Date
George M. Burgess County Manager	Signature	Date

My Home
Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

Property Information Map

Digital Orthophotography - 2007 0 116 ft

This map was created on 5/19/2008 9:17:02 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4107-016-1670
Property:	1400 S GREENWAY DR
Mailing Address:	RODNEY A HILDEBRANT 1400 S GREENWAY DR CORAL GABLES FL 33134-4724

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	5/4
Floors:	2
Living Units:	1
Adj Sq Footage:	5,746
Lot Size:	22,500 SQ FT
Year Built:	1927
Legal Description:	CORAL GABLES SEC E PB 8-13 LOTS 1 TO 3 INC BLK 13 LOT SIZE 150 X 150 FT OR 19092-3112 05/2000 1

Sale Information:

Sale O/R:	19092-3112
Sale Date:	5/2000
Sale Amount:	$1,260,000

Assessment Information:

Year:	2007	2006
Land Value:	$838,334	$762,361
Building Value:	$1,005,311	$956,566
Market Value:	$1,843,645	$1,718,927
Assessed Value:	$1,423,250	$1,388,537
Homestead Exemption:	$25,000	$25,000
Total Exemptions:	$25,000	$25,000
Taxable Value:	$1,398,250	$1,363,537

CFN 2004R0955145 OR BK 22774 Pgs 2920 - 2921; (2pgs)
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HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 09-04

CORAL GABLES HISTORIC LANDMARK

1400 South Greenway Drive
Coral Gables, Florida

WHEREAS, the Miami-Dade Historic Preservation Board has determined that property located at 1400 South Greenway Drive, Coral Gables, Florida is of architectural and historic significance and is a designated historic site; and,

WHEREAS, the proposed improvements to this property meet with the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

WHEREAS, the property is located:

LEGAL DESCRIPTION: Lots 1 through 3, Block 13, Coral Gables Section "E," according to the plat thereof as recorded in plat book 8 at page 13, records of Dade County.

FOLIO NUMBER: 03-4107-016-1670

NOW, THEREFORE, BE IT RESOLVED, that the Miami-Dade County Historic Preservation Board on September 15, 2004, voted to approve the Ad Valorem Tax Exemption for 1400 South Greenway Drive and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18, Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the City of Coral Gables Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.

2. The filing of an appropriate covenant approved by the County Attorney.

   The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables' Historic Preservation Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a 'Historic Preservation Tax Assessments/Revenue Implications" report.

Miami-Dade Historic Preservation Board
Resolution No.
Coral Gables Historic Landmark
1400 South Greenway Drive
Coral Gables, Florida
Page 2

Robert McKinney, Chair
Miami-Dade County
Historic Preservation Board

Oct. 13, 2004
Date

Prepared by:

Ivan Rodriguez, Director
Office of Historic Preservation

Rick Ferrer, Historic Preservation Specialist II
Office of Historic Preservation

Board Members	Vote
Ruth Campbell	yes
Richard Cohen	yes
Paul George	excused
Alberta Godfrey	yes
Armando Gutierrez Jr.	yes
Hyacinth O. Johnson	excused
Robert McKinney	yes
JoEllen Phillips	excused
Enid C. Pinkney	yes
Dennis Wilhelm	excused

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13th day of October 2004 by Robert McKinney, Chair, Miami-Dade County Historic Preservation Board.

David J. Hertzberg, Notary Public

David J Hertzberg
My Commission DD267682
Expires January 09, 2008

Personally Known Yes OR Produced Identification N/A Type of Identification Produced N/A.

HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 1400 S. Greenway Dr.
Folio # 03-4107-016-1670

			2003 Estimate
1.	Assessed Value of Improvements : (excluding land)		$774,196
2.	Total Taxes Levied on Improvements and Additions to : (based on 2002 millage)		$17,492
	1) Countywide Operating	$4,559	
	2) Unincorporated Municipal Service Area	$0	
	3) Debt Service	$302	
	4) City Operating	$4,522	
	5) All other property taxes	$8,109	

Revenue Implications

3.	Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.	
	a) County	$114,792
	b) Municipal	$29,854
4.	Total revenue foregone for the current fiscal year if exemption applied for is granted.	
	a) County	$1,628
	b) Municipal	$1,615
5.	Taxable value foregone if the exemption applied for were granted on improvements to Real Property.	$276,482

Date: 7/28/03 Signed: [signature]
Property Appraiser

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57